CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, (arrived 2.05 p.m.) Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'In Camera' later this day.

MOVED by Ald. Sweeney
SECONDED by Ald. Bowers
THAT the Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

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The Council reconvened at 2.05 p.m.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT the minutes of the Regular Council Meeting of August 26,1975 (with the exception of the 'In Camera' portion), the Special Council Meeting of August 28, 1975, and the Special Council Meeting of September 4, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS

1975 Collective Agreement between Vancouver Police Board and Vancouver Policemen's Union - Parking Facilities.

The Council noted a letter, dated August 29, 1975, from the Vancouver Police Board, concerning a resolution of that Board, supporting the provision of parking for on-duty police members on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets. A letter, dated September 15, 1975 from McTaggart, Ellis and Co., representing the Policemen's Union, was also noted.

Cont

DELEGATIONS AND COMMUNICATIONS (Cont'd)

1975 Collective Agreement -
Police Parking Facilities (Cont'd)

Dr. Hugh Parfitt, representing the Police Board, Deputy Chief Dixon, representing the Police Department and Mr. W.R. Martin, Counsel for the Policemen's Union, addressed Council speaking in support of utilizing the subject property for parking purposes. On a question raised with respect to parking fees, Constable J.Wise, a member of the Policemen's Union, was of the opinion that the members would not wish to pay parking fees.

MOVED by Ald. Bird
THAT, in order to provide the parking facilities called for in the Collective Agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a development permit and the Director of Planning be authorized to issue a development permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

(a) the area being suitably gravelled;

(b) the fee for parking to be $5.00 per month per car with provision of this low cost staff parking not being considered a precedent;

(c) the cost of gravelling, barricading and signing to be charged to Contingency Reserve;

(d) the use of the lot for parking be subject to cancellation on 30 days' notice;

FURTHER THAT only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one year period only.

- (carried)

MOVED by Ald. Boyce
THAT the foregoing motion of Alderman Bird be deferred pending an investigation of other possible sites in the area.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed

The motion to defer having lost, the motion of Alderman Bird was put and CARRIED

(Ald. Marzari, Rankin and Volrich opposed.)

CITY MANAGER'S REPORTS

Finance Matters
September 12, 1975.

Mount Pleasant Community Centre
Addition and Alterations.
(Clause 13)

MOVED by Ald. Volrich
THAT the Director of Legal Services be instructed to enter into a contract with G.D.Shaw Construction Co., Ltd.,in the amount of $169,035.00, on behalf of the Park Board.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS

Vancouver Bach Choir
Grant Request.

Council on August 26, 1975, when considering a grant request from the Vancouver Bach Choir, for approximately $3,000 for the rental of the Queen Elizabeth Theatre, deferred the matter, pending a report from the Manager of the Queen Elizabeth Theatre. Under date of September 9, 1975, the Manager submitted a letter giving details of the Choir and rentals to be paid.

MOVED by Ald. Bird
THAT a grant of $2,500 be approved to the Vancouver Bach Choir, towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT a grant of $1,500 be approved to the Vancouver Bach Choir, towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

(Ald. Harcourt, Kennedy, Marzari and Sweeney opposed)

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

MOVED by Ald. Marzari
THAT a grant of $500 be approved to the Vancouver Bach Choir towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

COMMUNICATIONS OR PETITIONS

Election Returns on Computer System.

The Council noted the following letter dated August 27, 1975, from the City Clerk:

"The Manager of Computer Services and the City Clerk have had meetings on placing election returns on the computer system and arrangements can now be made to program for the 1976 elections.

For the following reasons, I am desirous of converting to the computer system:

(a) Cumulative returns can be obtained progressively throughout the election evening;

(b) The results following the election evening and after the last field return is received will be determined earlier than by the present system;

(c) Experience with the computer system should be obtained before any decision is made on the use of voting machines.

In order to be part of the 1976 computer program and because of the necessity to develop and test an appropriate program as soon as possible, an early decision should be made.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Election Returns on Computer System (Cont'd)

It is therefore **RECOMMENDED**

(a) That the election returns for the 1976 General Election be tabulated by the computer system;

(b) That no further consideration be given to the purchase of voting machines until after experience has been obtained with computerised election results.

(At the appropriate time, it will be proposed that a representative of Computer Services and the City Clerk's Office visit Seattle to view an operation)."

MOVED by Ald. Rankin
THAT the recommendations of the City Clerk contained in his letter of August 27, 1975, be approved;
AND FURTHER THAT, authority be granted to representatives of Computer Services and the City Clerk's office to visit Seattle to view a similar operation, at the appropriate time.

- (carried)

MOVED by Ald. Marzari
THAT the letter from the City Clerk be deferred, pending re-examination of an earlier report on the matter, submitted by the City Clerk.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

(Ald. Marzari opposed)

Demolition of Minaki Lodge.

The Council noted the following letters on the matter of Minaki Lodge, 1138 Nelson Street:

Downtown Eastside Residents' Association, September 3, 1975, Delegation Request.

Loomis Holdings Ltd., Operators of Minaki Lodge, September 9, 1975, Delegation Request.

Mayor Phillips, September 16, 1975, recommending that Council rescind its motion of June 24, 1975.

In addition to the above, Council noted a motion by Alderman Rankin, which was submitted as Notice on August 26, 1975, requesting that Council reconsider the demolition of Minaki Lodge.

MOVED by Ald. Volrich
THAT the following recommendation of the Mayor, as contained in his letter of September 16, 1975, be approved and Alderman Rankin's motion be deferred for one week.

"THAT subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Demolition of Minaki Lodge (Cont'd)

MOVED by Ald. Harcourt
THAT the letters from Downtown Eastside Residents' Association, and Loomis Holdings Ltd., be received.

- CARRIED UNANIMOUSLY

City of Vancouver - Five Year Plan.

Under date of September 2, 1975, the Board of School Trustees, submitted the following letter:

" Following a presentation by Alderman J. Volrich at a meeting of the Board held on August 26th, 1975 the Board approved the following motions:

1. *That the Vancouver School Board endorse the City's Five Year Plan.*

2. *That the Board permit information concerning the Five Year Plan to be distributed through the schools.*

The Board authorized the distribution of information through the schools on the understanding that it would be similar to that distributed in 1970.

We have asked Mr. D. J. Elsie, the City's representative, to forward a draft of the information to be distributed to the Board prior to its distribution.

Would you bring this information to the attention of City Council. "

MOVED by Ald. Harcourt
THAT the letter from the School Board be received.

- CARRIED UNANIMOUSLY

Changes - Deputy Mayor.

MOVED by Ald. Bird
THAT in accordance with the request of the Mayor in his letter dated September 4, 1975, the following changes be made to the roster for Deputy Mayor:

October, 1975.	-	Alderman Harcourt
December, 1975.	-	Alderman Rankin

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Five-Year Lease with Option to Purchase
on 252 East 19th Avenue, Vancouver, from
Elizabeth Mary Watters to Desmond Martin Foley.

Section 20, Sub-section (4) of the Landlord and Tenant Act states in part:

"No landlord shall enter into a tenancy agreement for a term exceeding three years unless he first obtains approval of:

(a) where the residential premises are situated in a municipality, the Municipal Council. "

In this regard, a letter from Berner, Vertlieb, Anderson and Company, Barristers and Solicitors, was noted as follows:

"I am the Solicitor for Mr. Foley, the Lessee in the above-named Lease. I hereby make application on his behalf to the Members of Council of the City of Vancouver pursuant to Section 20, Sub-section (4) of the Landlord and Tenant Act, Statutes of B. C. 1974, C. 45.

The Lease in question concerns a single family dwelling unit owned in fee simple by Miss Watters, which premises Miss Watters has agreed to lease to my client for a term of five years, with an option to purchase the premises at a gross purchase price of $55,000.00 at any time during the currency of the Lease.

Prior to the agreement of the parties hereto regarding this Lease, there was no subsisting landlord and tenant relationship between Miss Watters and any other person and she has occupied the house as sole owner thereof. Mr. Foley intends to occupy the house together with his wife and small child.

I trust that the above is sufficient information in support of an application for approval of the said Lease for a term in excess of three years.

I request that this matter be dealt with as quickly as possible by Council and that if there is any further information required I be contacted at your earliest convenience.

I thank you and await the results of your earnest consideration. "

MOVED by Ald. Harcourt

THAT the application for approval of the lease, as described in the foregoing letter dated August 27, 1975, from Berner, Vertlieb, Anderson and Company, be approved.

- CARRIED UNANIMOUSLY

In considering this general matter, the Mayor instructed the Director of Legal Services to prepare a draft resolution for Council's consideration, wherein the administration could authorize similar applications under this Section of the Landlord and Tenant act.

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters,
September 12, 1975.

Submission from Vancouver Public Library Board regarding the Greater Vancouver Library Federation. (Clause 1)

The Council considered this clause and heard a delegation from the Chairman of the Library Board speaking in support of the proposal regarding the Greater Vancouver Library Federation. Mr. Kitchen, the Chairman, advised that the City's libraries already meet the standards required and no upgrading will be necessary in this regard.

The Director of Finance expressed concern on various points which had been, in his opinion, only partly answered in a further letter circulated to Members of Council by the Library Board.

MOVED by Ald. Rankin
THAT authority be granted to enter into an agreement as proposed by the Vancouver Public Library Board in its letter dated September 11, 1975, subject to there being no financial obligations to the City as a result of this agreement.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Carnegie Library -
Northstar Museum.

MOVED by Ald. Marzari
THAT the letter dated August 29, 1975, from Harry E.S. Fan, asking to appear as a delegation regarding the Carnegie Library, be referred to the Standing Committee on Community Services, and Mr. Fan be requested to make his submission to that Committee.

- CARRIED UNANIMOUSLY

National Workshop in Ottawa.

The Council noted a letter, dated September 10, 1975, from Alderman Boyce, advising that she has been invited by the National Capital Commission to attend a National Workshop Session in Ottawa October 15th to 17th, 1975, on "Women's Role in Shaping the Environment". The Alderman requested Council's permission to attend.

MOVED by Ald. Marzari
THAT leave of absence be granted Alderman Boyce to attend the National Workshop Session in Ottawa, and that, except for travel costs, the per diem and normal expenses be granted.

- CARRIED

(Ald. Bowers, Kennedy and Volrich opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Langara Golf Course

Under date of September 9, 1975, Alderman Harcourt submitted the following letter:

"As instructed by Council, I have been in touch with the Minister of Housing and his officials about Langara lands set aside for the Co-operative. Attached you will see the exchange of correspondence with the Provincial Government. A meeting will take place shortly with the Minister to arrange a satisfactory solution.

Further, the City will be spending approximately $350,000 to reshape the Langara Golf Course. You will recall that the Citizens Advisory Committee and their officials suggested that a fitness jogging track be built around the golf course. Further recommendations were brought forward to build a picnic area with benches beside the Sexsmith School. I feel that these two amenities would be of great benefit to the neighbourhood and would be well received by the citizens. May I suggest that we approach the Provincial Department of Recreation and Conservation for a 1/3 grant. The total cost of fixing up the golf course and providing the jogging trail and picnic area would be approximately $500,000. If we are putting $350,000 forward, then our request to the Provincial Government would be for approximately $165,000. I would like to seek authorization from Council to pursue this matter with the Provincial Government."

MOVED by Ald. Harcourt

THAT authorization be granted to Alderman Harcourt on behalf of Council to apply to the Provincial Government for a grant of one-third of the total cost for recreational development of Langara Golf Course area, as proposed above.

- CARRIED.

(Ald. Boyce and Kennedy opposed)

Demolition and Development Permits
Low-cost Housing.

MOVED by Ald. Harcourt

THAT the request of the Hastings-Sunrise Community Resources Board to appear before Council on September 23, 1975, to present a statement regarding the question of demolition and development permits, and low cost housing for low and moderate income people in Vancouver, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Point Grey Road Waterfront Park Properties - 2323-5, 2831 (Seagate Manor) 3223-25 and 3235.

Council noted a letter dated September 15, 1975, from the Board of Parks and Recreation on the above subject, as quoted hereunder:

"The above Park Board waterfront properties on Point Grey Road that were purchased with park acquisition funds have been under discussion in recent weeks. The buildings have been rented out over the past few years for housing as an interim use. However, members of the Park Board are unanimous in their decision that the properties now must be used for public waterfront park purposes.

It has been stated on numerous occasions, by many members of Council, that the Park Board should have more autonomy and control of Board affairs. The Board requests City Council to agree that disposition and use of the above Point Grey Road waterfront properties is the responsibility of the Park Board."

MOVED by Ald. Boyce

THAT Council comply with the request of the Park Board, as contained in its letter of September 15, 1975, and agree that the disposition and use of the above Point Grey Road waterfront properties is the responsibility of the Park Board.

- (lost)

MOVED by Ald. Kennedy

THAT the foregoing letter be deferred, pending further consideratio at a later date.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

AMENDED SEE PAGE 11

The motion to defer having lost, the motion of Alderman Boyce was put and LOST.

(Ald.Bird, Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Point Grey Road Waterfront Park Properties 2323-25, 2831(Seagate Manor), 3223-25 and 3235.

The Council noted a further letter from the Board of Parks and Recreation, dated September 10, 1975, concerning the above properties, in which a motion of the Board was quoted instructing the Superintendent to seek demolition bids for the buildings on the park properties on Point Grey Road, for consideration at the next Park Board Meeting.

MOVED by Ald. Sweeney

THAT the letter, dated September 10, 1975, from the Park Board, be received.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.50 p.m., with the same members present.

CITY MANAGER'S REPORTS (Cont d)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 12, 1975

Works & Utility Matters
(September 12, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Closure of the Lane East of Alma Street between 7th Avenue and the Lane South of 7th Avenue
Cl. 2: Lease of portion of the Lane South of 28th Avenue West of Knight Street
Cl. 3: Tender #56-75-3 - Asphalt-Liquid and Paving
Cl. 4: Advance Work on Local Improvement Project, Lane Lighting, Lane East of Granville, North of Broadway
Cl. 5: Underground Wiring Progress Report

The Council took action as follows:

Clauses 1 - 4 (inclusive)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Underground Wiring Progress Report
(Clause 5)

MOVED by Ald. Bird
THAT the undergrounding of transmission lines on 16th Avenue from Camosun to Blanca be not undertaken at this time;
AND FURTHER THAT the following recommendations, contained in this clause, be approved:

THAT this Local Improvement Project, referred to as Item 5 of Court of Revision No.415 (Nov.9,1972) be cancelled, and that the unexpended balance of the City's share of the appropriation amounting to approximately $95,174 be returned to Account No.250/7901 'Underground Wiring - Unappropriated'.

THAT the present method for calculation of property owners' rates be retained at the present time.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(September 12, 1975)

Group Trailer Parking
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Harbours and Parks Matters
(September 12, 1975)

Provincial Water Lease -
Jericho Tennis Club.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 12, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Sites C & D Strathcona Area - SPOTA and Shon Yee Association
Cl. 2: Neighbourhood Improvement Program: Kitsilano - Appropriation of Funds
Cl. 3: Strata Title Application - Conversion of 2301-03-05-07 West 3rd Avenue
Cl. 4: Demolitions in Kitsilano
Cl. 5: Amendments to the Proposed CD-1 By-law for the Downtown Eastside
Cl. 6: Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Council took action as follows:

Sites C. & D. Strathcona Area -
SPOTA and Shon Yee Association
(Clause 1)

MOVED by Ald. Harcourt
THAT an interest-free interim financing loan of $12,500 each, be approved to the Shon Yee Association and S.P.O.T.A. for development and consultation costs to date, on the understanding that repayment will be made when senior government funding has been determined;
AND FURTHER THAT the source of funds for this loan be left to the discretion of the Director of Finance.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

Clauses 2 and 3.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Demolitions in Kitsilano
(Clause 4)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Harcourt and Rankin opposed)

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(September 12, 1975) (Cont'd)

Amendments to the Proposed CD-1
By-law for the Downtown Eastside.
(Clause 5)

MOVED by Ald. Marzari
THAT the delegation requests of the Downtown Community Resource Board and the Downtown Eastside Residents' Association be granted.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and Volrich opposed)

Mr. D. Janczewski of the Planning Department, spoke in explanation of this clause.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT a Public Hearing on the proposed CD-1 By-law for the Downtown Eastside be arranged as soon as practical.

- CARRIED UNANIMOUSLY

Amendments to the Proposed CD-1
By-law for the Downtown Eastside.
(Clause 6)

MOVED by Ald. Volrich
THAT the Director of Social Planning be authorized to acquire the information referred to in this clause, in co-operation with the Planning Department.

- CARRIED

(Ald. Marzari opposed)

Licenses and Claims Matters
(September 12, 1975)

Claim of Thomas McFarlane
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Marzari opposed)

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters
(September 12, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Block 42/52 Parking Garage Charges
Cl. 2: Closure of 200 Block East Pender Street
Cl. 3: Sidewalk Cafe

The Council took action as follows:

Block 42/52 Parking Garage Charges
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Closure of 200 Block -
East Pender Street.
(Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the City Engineer, contained in this clause be approved and a grant of $300 be approved to the Chinese Cultural Centre for the purposes detailed in the report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Sidewalk Cafe
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 12, 1975)

The Council considered this report which contains thirteen clauses identified as follows:

Cl. 1: Submission from Vancouver Public Library Board regarding the Greater Vancouver Library Federation
Cl. 2: Central and Oliver Hotels Multi-Use Centre - United Housing Foundation (UHF)
Cl. 3: South Burnaby Lawn Bowling Club - Central Park
Cl. 4: Van Dusen Botanical Display Garden - Staffing
Cl. 5: Public Notification Costs - Downtown Rezoning
Cl. 6: Tender Awards
Cl. 7: Liabilities of Municipalities in British Columbia for Excess Charges from Private Hospitals
Cl. 8: Fire Department - Staffing
Cl. 9: Britannia Community Services Centre - Staff & Budgets
Cl. 10: Restoration of the Orpheum Theatre
Cl. 11: Request from United Housing Foundation for Grant
Cl. 12: 1975 Supplementary Capital Budget Review
Cl. 13: Mt. Pleasant Community Centre Addition and Alterations - Vancouver Park Board

The Council took action as follows:

Cont'd..

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(September 12, 1975) (Cont'd)

Clause 1. For Council action on this clause, see page 7.

Central and Oliver Hotels Multi-Use Centre,
United Housing Foundation (UHF)
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 8 (inclusive)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in clauses 3,4,5 and 8 be approved, and clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

Britannia Community Services Centre -
Staff and Budgets.
(Clause 9)

Prior to considering this clause it was noted that a letter had been received from the Vancouver Municipal and Regional Employees' Union suggesting that the matter be deferred to give the Union an opportunity to review the matter further.

MOVED by Ald. Bird
THAT this clause be referred back to the City Manager for discussion with the Vancouver Municipal and Regional Employees' Union as requested.

- CARRIED UNANIMOUSLY

Restoration of the Orpheum Theatre
(Clause 10)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Rankin opposed)

Request from United Housing Foundation
for Grant.
(Clause 11)

MOVED by Ald. Harcourt
THAT a grant of $8,975.14 be approved to the United Housing Foundation for the purpose detailed in this report.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Kennedy opposed)

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(September 12, 1975) (Cont'd)

1975 Supplementary Capital
Budget Review.
(Clause 12)

MOVED by Ald. Marzari
THAT Projects 1 - 4 as recommended by the City Manager, be approved, and the balance of the projects be submitted to the Standing Committee on Finance and Administration for review and report.

- (carried unanimously)

MOVED by Ald. Rankin (in amendment)
THAT the following words be inserted in the motion of Alderman Marzari, after the word 'Manager', 'and Project 8 (Ice Rink - Hastings East Area)'.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Marzari was put and CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the following recommendation of the Director of Finance, as contained in this clause, be approved:

'THAT Council approve the application to the Province and CMHC for $4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights.'

- CARRIED UNANIMOUSLY

Clause 13. For Council action on this clause, see page 2.

Personnel Matters
(September 12, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: National Research Council Sub-Committee Problems on Urban Engineering
Cl. 2: Leave of Absence (1½ days) - Mrs. A.I. Derby, Plan Checking Assistant I
Cl. 3: Dental Care Plan: Employees - City of Vancouver, Park Board and Vancouver Police Board

The Council took action as follows:

National Research Council Sub-Committee
Problems on Urban Engineering.
(Clause 1)

MOVED by Ald.Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(September 12, 1975) (Cont'd)

Leave of Absence (1½ days) -
Mrs A.I. Derby, Plan Checking
Assistant I. (Clause 2)

MOVED by Ald. Volrich
THAT the request of Mrs Derby, Department of Permits and Licenses, for 1½ days leave of absence (September 4/5, 1975) to enable her attendance in Toronto, Ontario, at the Sub-Committee on Integration of Private Pension Plans, be granted.

- CARRIED UNANIMOUSLY

Dental Care Plan: Employees - City of
Vancouver, Park Board and Vancouver
Police Board. (Clause 3)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(September 12, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Moving Expenses for Tenants displaced for demolition of City buildings
Cl. 2: Option to Repurchase - 837 and 511 East Georgia St.
Cl. 3: Lease Renewal - N/S of 34th Avenue between Slocan and Kingsway
Cl. 4: Land at S/W corner of Gore and Union Streets

The Council took action as follows:

Clauses 1 - 3 (inclusive)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Land at S/W corner of Gore and Union Street.
(Clause 4)

MOVED by Ald. Marzari
THAT this clause be deferred pending the hearing of a delegation from Mr. John Tate, as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. Shinerama

The following report was submitted by the City Manager, under date of September 8, 1975:

The City Manager submits the following report of the City Clerk:

"On August 27, 1975, I received the attached letter from the B.C.I.T. Student Association dated August 25, 1975, requesting permission to hold a Shinerama campaign on Friday, September 12, 1975.

In the past two years Council has approved this B.C.I.T. Student campaign subject to the following conditions:

i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.

ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

As Council did not meet before September 12, 1975, I requested the City Engineer to submit his comments on this request. (attached) He suggested that this campaign be subject to the two conditions outlined above.

In view of this, the B.C.I.T. Students Association was given permission to hold Shinerama 1975 on September 12, 1975, subject to the above conditions.

In past years the Council has consistently approved of this application. To avoid the necessity of further reference to the Council on the matter, it is recommended, subject to the conditions of the officials concerned, the City Clerk be given authority to grant approval of future applications of this association in respect of the Shinerama Campaign, in the same manner as is now the case with the regular tag day applications i.e. poppy day, Kinsmen's Apple Day and Lions Carnation Day."

The City Manager submits this matter for Council's confirmation of actions taken, and approval of recommendations of the City Clerk.

MOVED by Ald. Bowers
THAT the actions taken by the officials as noted in this report be confirmed, and the recommendations of the City Clerk regarding future applications be approved.

- CARRIED UNANIMOUSLY

C. Parking Requirements - Parcel 10, Area 6, Phase I, False Creek.

Under date of September 16, 1975, the City Manager submitted a report of the Director of Planning, concerning parking requirements in Parcel 10, Area 6, Phase I, False Creek. The Director of Planning recommends 57 parking spaces, while the City Engineer's recommendation (endorsed by the staff committee) is 95 spaces. Various supporting reasons were given for both recommendations and Council was requested to determine whether 57 or 95 car parking spaces in Parcel 10, meet the requirements of the False Creek Official Development Plan.

MOVED by Ald. Harcourt
THAT 57 car parking spaces in Parcel 10, as recommended by the Director of Planning, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, August 21, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 1976-80 Capital Program for Sewers and Waterworks
Cl. 2: Five Year Plan - Report on Advertising & Publicity

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, August 28, 1975

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Kerrisdale Senior Citizens' Housing Project
Cl. 2: Fire By-law Progress Report on Upgrading Hotels
Cl. 3: Progress Report - Enforcement of Lodging House By-law
Cl. 4: Progress Report - Selected Park Development Works
Cl. 5: Dogs
Cl. 6: Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront
Cl. 7: Proposed Noise By-law
Cl. 8: Public Smoking in Food Stores

The Council took action as follows:

Clauses 1 to 6 and 8

MOVED by Ald. Harcourt,
THAT Clauses 1, 2, 3 and 4 be received for information and the recommendations of the Committee contained in Clauses 5, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Proposed Noise By-law (Clause 7)

MOVED by Ald. Harcourt,
THAT the following recommendations of the Committee contained in this Clause be approved after amendment to recommendation (a) as follow

"That the Director of Legal Services investigate:

(a) whether the proposed Noise Control By-law could be worded so as to permit the City Engineer to implement a staging process to allow present City equipment to be converted or replaced with equipment having noise control devices, and to report back on the exclusion of certain equipment;

(b) if a Charter Amendment would be required to give police officers the authority to ticket persons violating the provisions of the proposed Noise Control By-law."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, August 28, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Heritage Designation Legislation
Cl. 2: Application for Extension of Lease from Canron Ltd., Western Bridge Division - Area 5, False Creek
Cl. 3: Planning Matters - Locarno & Jericho Park Area

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Planning Matters - Locarno & Jericho Park Area (Clause 3)

Council noted a letter from the Park Board dated September 10, 1975, which contained the following resolution:

"That the Board remind City Council that it has no authority to dispose of park sites such as those in Block 130 without the consent of the Park Board, and further, the Board requests City Council to defer consideration of the Committee's report pending a joint meeting with City Council's Planning Committee and Park Board representatives."

MOVED by Ald. Boyce,
THAT recommendations A(i) to (iv) of the Committee contained in this Clause, amended as follows, be referred to the Standing Committee on Planning and Development to discuss with the community and the Park Board, discussion to include multiple housing alternatives

"A. That Alternative A, including the following, be proceeded with:

(i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board;

(ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;

(iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer."

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

(Underlining indicates amendment)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, August 28, 1975 (continued)

Planning Matters - Locarno & Jericho Park Area (Clause 3) (continued)

MOVED by Ald. Bowers,
THAT amended recommendations A(i), (ii) and (iii) as quoted above be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Sweeney,
THAT the communication from the Park Board dated September 10, 1975, be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Community Services, August 28, 1975

The Council considered this report which contains three Clauses idenfified as follows:

Cl. 1: Hours of Operation of Neighbourhood Pubs
Cl. 2: Night Time Emergency Shelter for Persons with Emotional Problems
Cl. 3: Chimo Terrace - Wall Street Park Proposal

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Housing and Environment, September 4, 1975

Rent Control Policies (Clause 1)

In considering this Clause, Council also had before it for consideration a memo dated September 10, 1975, from Alderman Harcourt, Chairman of the Standing Committee on Housing and Environment on rent control policies which contained the following recommendations:

"A. That rent control policies developed by the Rent Review Commission be administered on a municipal basis.

B. That flexibility, discretion and an appeal process be built into these rent control policies."

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, September 4, 1975 (continued)

Rent Control Policies (Clause 1) (continued)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that recommendations A and B contained in his memo be amended to read as follows and a recommendation C be added:

"A. That the entire rental accommodation grievance process be administered on a municipal basis;

B. That flexibility, discretion and an appeal process be built into these rent control processes;

C. That lodging houses and hotels be included in the Landlord and Tenant Act."

(Underlining indicates amendment)

MOVED by Ald. Harcourt,
THAT the foregoing recommendations, as amended, be approved.

- CARRIED UNANIMOUSLY

VI. U.N. Conference

Alderman Kennedy, Chairman of the Special Committee re U.N. Conference, submitted the following report under dated of September 9, 1975:

"Special Committee of Council re UN Conference RECOMMENDS:

THAT subject to the expected commitment from the Federal Department of External Affairs to guarantee the City the sum of $50,000 towards its billboard program obligation if the Habitat Conference should be cancelled, and

WHEREAS the purchase of over half of the billboards involved in the program has been pledged by the business community, and

WHEREAS a combination of Civic program budget for advertising, Host Secretariat Public Affairs budget and Seaboard Advertising will jointly guarantee the purchase of the balance of any unsold billboards involved in the program area,

the Chairman of the UN Committee and the Director of Finance be empowered to contract with Seaboard Advertising for the purchase of every billboard (some 300 in all) in the area west of Commercial and north of King Edward, in the amount of $50,000;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

U.N. Conference
(continued)

FURTHER, that every effort be made to continue to involve a wide segment of the Vancouver community in this program through the purchase of these billboards, and that the Coordinator of the Civic UN Program immediately initiate the area-wide art competition in order to produce the Habitat-themed art to be used on the said billboards."

MOVED by Ald. Harcourt,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW (Rate Increase)

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S 49th Avenue between Cambie & Ontario Streets)

AMENDED SEE PAGE 91

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Road Purposes North 10 feet of Lots 14, 15, 16 and 17, Block 328, D.L. 526, Plan 590

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

North 10 feet of Lots 14, 15, 16 and 17 of Block 328, District Lot 526, according to Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Road Purposes West 8' of Lot 2, Blocks 4 to 8, S½, D.L. 650, Plan 1755

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 8 feet of Lot 2 except the East 7 feet now road, Blocks 4 to 8, South Half, District Lot 650, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated July 16, 1975, and marginally numbered LF 7374, a print of which is attached hereto, Plan No. 1755;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. (a) Cancellation of Canadian Urban Demonstration Program (CUDP)

(b) Public Hearings in respect of Rezonings in Residential Areas

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the following Notices of Motion submitted by Alderman Volrich at the Council meeting on August 26, 1975, be deferred to the next meeting of Council:

(a) Cancellation of Canadian Urban Demonstration Program (CUDP)

MOVED by Ald. Volrich,
THAT WHEREAS

(a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;

(b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance and which would be of lasting benefit to the citizens of Vancouver;

(c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;

(d) The City and Provincial Governments, and a great many individuals, officials and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

(e) It is considered incredible by the Council of the City of Vancouver that such a Program should be discontinued abruptly by the Federal Government, while at the same time the Federal Government, among other comparisons, provides 285 millions of dollars in funds in this fiscal year to continue with such questionable programs as LIP;

THEREFORE BE IT RESOLVED THAT, in the light of the discontinuance of the C.U.D.P. Program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least $3 million to the City of Vancouver in consideration of the city sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. Program and the U.N. Conference.

(Deferred)

(b) Public Hearings in Respect of Rezonings in Residential Areas

MOVED by Ald. Volrich,
THAT WHEREAS

(a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;

(b) Present procedures for notices of Public Hearings to affected residents are at time inadequate;

cont'd....

MOTIONS (cont'd)

Public Hearings in Respect of Rezonings in Residential Areas (continued)

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

(1) That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;

(2) That such notices shall also be given to known community organizations which are active or interested in the general area;

(3) That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;

(4) That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;

(5) That in appropriate situations, the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing;

(6) Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

(Deferred)

2. Transient Housing

At the Council meeting on August 26, 1975, the following Notice of Motion was submitted by Alderman Kennedy and seconded by Alderman Sweeney:

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;

AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them.

- CARRIED

(Alderman Marzari opposed)

NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Rankin, were recognized by the Chair:

1. Demolition Development Permits

MOVED by Ald. Rankin,
THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

(a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;

(b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;

(c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits.

(Notice)

2. Demolition of Lorne Apartments
1150 Nelson Street

MOVED by Ald. Rankin,
THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975.

(Notice)

- - - - -

The Council adjourned at approximately 6:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of September 16, 1975, adopted as amended on September 23, 1975.

D. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of the Lane East of Alma Street, between 7th Avenue and the Lane South of 7th Avenue - adjacent to Lots A-C, Block 43, D.L. 540, Plan 5188

The City Engineer reports as follows:

"An application has been received to purchase the 12 foot lane east of Alma Street between 7th Avenue and the lane south of 7th Avenue. The applicant, who owns land on the west side of the lane to be closed, wishes to consolidate his land and the lane into one parcel. The applicant is prepared to dedicate the south 10 feet of the consolidated site for lane purposes and the west 7 feet of his property for the widening of Alma Street. This would make the lane east of Alma Street surplus to the City's highway requirements. The area of lane and road to be dedicated is approximately 650 square feet greater than the area of lane to be closed.

I RECOMMEND that all the lane dedicated by the deposit of Plan 5188 be closed, stopped up and conveyed to the owner abutting the west side of the lane subject to the following conditions:

a. The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 7 foot widening strip for road purposes and dedicate the required 10 foot strip for lane purposes.

b. The applicant to pay for the removal or relocation of all utilities and any necessary street work to affect the closure of the lane. The estimated cost of this work is $7,500.

c. The applicant to provide the necessary easement to give access to the rear of the W ½ of Lot 3 on the east side of the lane to be closed.

d. Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of portion of the lane south of 28th Avenue west of Knight St. abutting Lot 26 and 27, Blk. 17, D.L's. 391 & 392, Plan 2534

The City Engineer reports as follows:

"Application has been received from the owners of Lots 26 and 27, Block 17, D.L. 391 and 392, Plan 2534 to lease the lane at the rear of these lots for access to their carports. This portion of lane is not open and extends westerly from Knight Street for only the width of one lot.

I RECOMMEND that the south 10 feet, except the east 7 feet of Lot 26 and the north 10 feet, except the east 7 feet of Lot 27, both of Block 17, D.L's. 391 and 392, Plan 2534 be closed, stopped up and leased to the abutting owners subject to the following conditions:

(a) The term of the lease to be 10 years with a 6 month notice of cancellation, if required, for municipal purposes.

(b) The rental to be a nominal $10 for the term.

(c) The lease area to be used to provide ingress and egress to the existing carports.

(d) Agreements satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 56-75-3 - Asphalt-Liquid and Paving

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on August 18, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Only Imperial Oil complied with the condition of 'Prices to be firm for a twelve month period'.

Three bids were received and based on a total estimated quantity for a one year period the tendered prices are as follows:

	Item	Shell Canada *	Imperial Oil	Standard Oil
1.	MC grades	$ 59,360	$ 61,200	No Bid
2.	RS-1,RS-2K & SS-1 Emulsions	No Bid	No Bid	$ 49,590
3.	85/100 Grade	$318,870	$331,020	No Bid

* Shell's total prices are based on their August 15, 1975 customer list price.

Item 1 - MC Grades

Shell Canada offered the low bid of $0.316/gal ., however, this price was not firm and as of August 15, 1975, their price had increased to $0.371/gal. Comparing this price with the firm price of $0.3825/gal. offered by Imperial Oil Ltd., there is a difference of $0.0115/gal. or $1,840 per year.

Item 3 - 85/100 Asphalt

Shell Canada offered the low bid of $59.73/ton, however, this price was not firm and as of August 15, 1975 their price had increased to $70.86/ton. Comparing this price with the firm price of $73.56/ton offered by Imperial Oil Ltd., there is a difference of $2.70/ton or $12,150 per year.

The tender required that firm prices be submitted and since petroleum based products are subject to unpredictable price increases, it is believed that it is to the City's advantage to accept the firm bids offered by Imperial Oil Ltd.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Imperial Oil Enterprises Ltd

Item 1 - MC Grades

The firm bid at a total estimated cost of $61,200.

Item 3 - 85/100 Grades

The firm bid at a total estimated cost of $331,000.

Standard Oil Co. of British Columbia

Item 2 - RS-1, RS-2K & SS-1 Emulsions

The only bid received at a total estimated cost of $49,590.

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Advance Work on Local Improvement Project, Lane Lighting, Lane East of Granville Street, North of Broadway

The City Manager submits the following report of the City Engineer:

"Included in the Schedule of Local Improvement Projects, which were given first and second step approval on August 12, 1975, was a Lane Lighting Project for Lane East of Granville Street, 7th Avenue to Broadway. These projects will come before a Court of Revision on October 23rd and subsequently before Council for approval.

An urgent request has been received from the Royal Bank of Canada at Broadway and Granville for lane lighting to be installed in the Lane East of Granville Street between Broadway and the Lane North of Broadway. In making the request a bank representative points out that members of their staff have been molested in this area while walking to the Bank parking lot in this block. The Bank is prepared to pay for these two lights if the larger project does not proceed. The estimated cost is $300.

So that the two lights in this section of the project can be installed immediately:

I RECOMMEND that Council authorize the installation of these two lights and designate them to form part of the cost of the anticipated local improvement."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION AND CONSIDERATION:

5. Underground Wiring Progress Report

The City Manager submits the following report of the City Engineer:

"The purpose of this report is to inform City Council of the progress of projects to 'underground' utility aerial lines, to describe the problems that are delaying work on the programs advanced to City Council in 1972 and 1973, and to request Council's direction on one project (16th Avenue from Camosun to Blanca).

A. Background

On February 22, 1972, Council approved in principle a $3 million to $6 million program of underground wiring through the Provincial Government's Power and Telephone Line Beautification Fund Act. The Act established a $10 million fund and committed the Province to bearing one third of the cost of undergrounding existing power and telephone lines, where the public utilities and the Municipalities each agree to pay one third. Council also established the principle of 'priority streets' (scenic routes and major streets).

A further report to Council approved on August 15, 1972, set up guidelines for Underground Wiring Local Improvement Projects. Such projects were to include the costs of undergrounding not only the lines on the streets but also the service connections on the abutting properties.

Funds for the City's share of the cost of the program have been provided as follows:

Surplus from Champlain Heights Underground Wiring	$ 41,000
1972 Supplementary Capital Budget	501,000
1973 Supplementary Capital Budget	430,000
1972 False Creek Development Funds	50,000
TOTAL	$1,022,000

Owing to the delays discussed in Section C of this report, no Supplementary Capital Funds were requested for 1974 and 1975.

Cont'd . . .

Clause 5 Cont'd

B. Progress to Date

Appendix I shows the present status of 15 projects which have been proposed in previous reports to City Council and which have either been undertaken or are still under consideration. Not listed is 1st Avenue between Nanaimo and Boundary, which was advanced as a Local Improvement on the Initiative Principle but defeated and not proceeded with.

These projects have been chosen either because they are in beautification areas, on major streets, or where requests have been received.

Of these projects, three are now completed and a further four are expected to be completed by the end of 1975. Based on the estimates, the cost of these seven projects will be shared as follows:

Province of B.C.	$ 686,445
Utilities	686,445
Property Owners	139,075
City	589,650*
TOTAL COST	$2,101,615

*The City's share includes nonshareable costs for undergrounding plant owned by the City, which makes the City and Property Owner's share greater than one third of the total cost.

This represents removal of 3.7 miles of pole lines, at an average total cost of approximately $108 per foot of street.

In addition to the seven projects covered by the above costs, the Stanley Park and 16th Avenue projects are the remaining two items which have been approved by Council but not yet commenced. These are discussed in Sections E and F of this report.

Status of City funds is as follows:

Total funds approved	$1,022,000
Estimated City share of projects completed or under way	589,650
Balance of City funds approved	$ 432,350
Less provision for Stanley Park	170,000
Balance available for 16th Avenue Project	$ 262,350

C. Factors Delaying Projects

Three problems have hindered the progress of the program. They are:

(1) Utility Company staff limitations. The number of projects undertaken by the Utilities is limited by the number of trained engineering and underground cable staff available to B.C. Hydro and B.C. Telephone Company. B.C. Hydro has had difficulty recruiting and training suitable staff, and at present can only handle a limited number of projects each year without delaying more essential work. It is, however, anticipated that the program proposed in the 1976-80 Five Year Plan could be accomplished.

(2) Utility policy not to share connection costs. As a matter of policy, B.C. Hydro refuses to share in the cost of placing underground service ducts on private property, or to share in the cost of necessary wiring alterations in buildings. B.C. Telephone Company also refuses to share in the cost of trenching for service ducts and cables on private property. As the Province will share only in costs agreed to by the Utilities, it will not contribute towards these service connection costs. Consequently the full cost of the connection ducts and internal wiring changes must be borne by the property owners and the City. This is a serious obstacle to the undergrounding program.

Cont'd . . .

Clause 5 Cont'd

It should be noted that, in the case of Water Street, B.C. Hydro made an exception to its policy and agreed to share in all connection and wiring alterations costs. However, B.C. Hydro officials point out that this was only done because it was justified on engineering considerations for improving the Authority's distribution system.

Discussions to persuade B.C. Hydro and B.C. Telephone Company officials to change their policy with regard to these costs for other projects have not been successful.

(3) Lack of authority to work on private property. At present the City has no power to require owners to allow undergrounding of their services. The Utility Companies are reluctant to proceed with undergrounding projects without assurance that all services connections will be undergrounded so that the poles and overhead wiring can all be removed.

A resolution was passed by the Union of B.C. Municipalities in 1973, requesting the Provincial Government to amend the Act to provide legal authority for a Municipality to enter private property to carry out undergrounding of service connections. No action was taken by the Government on that resolution. On June 17, 1975, Council agreed to resubmit the resolution to U.B.C.M. this year. This year's submission also includes provision that Utility Companies be obliged to share in the costs of work on private property.

If this amendment to the Act is not approved, the Council may wish to seek these powers by Charter amendment. Without these powers, either consent of all owners to receive underground services must be obtained, or some temporary means must be found, agreeable to the Utilities, to serve properties where access to install underground service equipment on private property is denied.

D. Proposed Undergrounding Capital Program.

The proposed Five Year Plan (1976-80) includes $850,000 for the City's share of the Undergrounding projects. Based on the present guidelines for cost sharing, it is estimated that this will provide sufficient City funds for approximately $3 million of undergrounding. Such a program would underground utility wires on from three to five miles of street and is considered an extremely limited program, considering that there are over 300 miles of pole lines on streets in the City.

E. Projects in Planning Stage (the item numbers refer to those shown on Appendix I)

It is proposed to advance the following projects which are listed on Appendix I when plans and estimates are prepared, subject to the funds being available to meet the City's share, and subject to service connection difficulties being overcome.

Based on the present guidelines for cost sharing, the City's share of these items would use up approximately one half of the $850,000 proposed in the next Five Year Plan (Funds for the Stanley Park Project are already available).

(9) Stanley Park, Coal Harbour to Brockton Point.

This project was requested by Parks Board and approved by Council on September 3, 1972. (Not a Local Improvement. A number of service connections are involved including cables to marine service stations. B.C. Hydro recently provided a preliminary estimate of $450,000 (Municipal share of $150,000) and indicated that a preliminary technical study has been completed. Total City cost, including B.C. Telephone and City work is estimated at $170,000.

(10) Hastings St., Burrard to Thurlow.

This project is requested by British Pacific Building Ltd., who are building Oceanic Plaza. This will be a Local Improvement. As most of the property on both sides of this block of Hastings Street belongs to the one owner and as only one or two service connections are involved, the project should proceed without undue difficulty. Estimates have been requested from the B.C. Hydro and B.C. Telephone Company.

Cont'd

Clause 5 Cont'd

(11) Beach and Morton Avenues, Stanley Park to Denman Street.

A number of property owners have requested that this be put forward as a Local Improvement. It is along a scenic route, which leads to Stanley Park. There are several service connections. Estimates have been requested.

(12) Burrard St., Helmcken to Beach.

No service connections. Estimates have been requested.

(13) 41st Avenue, Granville and Montgomery.

No service connections. Estimates have been requested.

(14) Beatty St., Pender to Smithe.

This is a major street connecting major access streets to Gastown and Chinatown. Many service connections are involved. Estimates have been requested.

(15) Northwest Point Grey Area.

Requests for undergrounding in this area have been received over the past 15 years. The Northwest Point Grey Ratepayers Association are actively promoting this project. Few of the streets involved qualify as priority streets under the guidelines approved by Council on August 15, 1972 and therefore, under existing criteria, most of the owners would be assessed a large proportion of the Municipal third of the cost, plus their full connection costs. There are many service connections on this project.

Where there are many service connections on a project, the difficulties of sharing costs and obtaining authority to work on private property, which are described in Section C of this report, will have to be overcome before such projects can proceed successfully.

F. Delay in Undergrounding Lines on 16th Avenue, Camosun to Blanca.

This project was advanced as a Local Improvement on the Initiative Principle and approved for construction on November 9, 1972. Fifty of the 117 abutting owners objected to the project. At that time, the B.C. Hydro preliminary estimate was $466,046. Since that time B.C. Hydro have made further engineering studies and have now stated that the cost will be at least $900,000.

When the project was advanced in 1972, the University Endowment Lands agreed to bear their share of the Municipal Share, proportionate to the University Endowment Lands abutting 16th Avenue. The U.E.L. has now withdrawn that commitment because the Provincial Government who control the budget, state they are already contributing one third of the costs under the Act.

For these reasons, the City's share for this project would increase from $95,454 to at least $287,400. Funds are not fully available (at least $25,000 deficient) in the Undergrounding account. Under the circumstances, Council may wish to (1) defer the project to 1976, or (2) not proceed with project.

G. Possible Revision of Guidelines.

In the report approved by Council on August 15, 1972, the principle was established that for priority streets (scenic routes and major streets) the property owners' line rate would be set at 50% of the municipal third (i.e. one sixth) of the cost of undergrounding lines on a "typical or average" street. On June 11, 1974, Council approved the same formula for setting connection rates.

One method of increasing the mileage of undergrounding accomplished, per dollar of Capital Funds expended, would be to increase the percentage used to calculate property owners' rates from 50% to some higher figure. For example, doubling the rates for those projects on priority streets proposed in Appendix I for the first part of the next Five Year Plan would reduce the extimated City's share by approximately $147,000. On this basis the program could be increased by approximately one third.

Cont'd . . .

Clause 5 Cont'd

The effect of increasing the property owner's share of these projects however, will be to increase the probability that the Local Improvement Projects may be defeated and the program of undergrounding under the Power and Telephone Line Beautification Act may be virtually stopped. I believe that a more effective means of maintaining the miles of lines undergrounded, would be to select projects where the costs are lower, thereby reducing the amount of City's share funds required. Accordingly, it is recommended that the present method of calculating the property owner's rates be retained.

H. Summary

Seven undergrounding projects will be completed by the end of 1975, removing pole lines on approximately 3.7 miles of streets at total cost of approximately $2.1 million, of which the City's share amounted to approximately $590,000. Present funds are sufficient to provide City's share of the Stanley Park Project which will commence in late 1975 or early 1976. There are not sufficient funds to proceed with the 16th Avenue project.

If the next Five Year Plan is approved, which provides for $850,000 to meet the City's share of costs, I estimate that the utility lines can be removed from an additional three to five miles of streets at an estimated cost of $3 million.

It is recommended that the present method for calculation of property owners' rates be retained at the present time.

The 1976 program would include the remaining projects listed on Appendix I which have no service connection problems.

It will not be possible to maintain the program at the proposed rate in subsequent years unless the right is obtained to do work on private property, and the Utility Companies are compelled to share the cost of service connections, as requested in the resolution proposed to the U.B.C.M., which Council approved on June 17, 1975.

I submit for COUNCIL'S CONSIDERATION the question of proceeding with the project to underground the transmission lines of 16th Avenue from Camosun to Blanca for which the estimated City's share of the costs will be increased from $95,454 to at least $287,000 based on the revised estimate from the B.C. Hydro and the University Endowment Lands' withdrawal of their earlier commitment to pay their portion of the Municipal Share.

i. If Council wishes to proceed I recommend that the project be deferred until 1976, because it is estimated that, there is a deficiency of at least $25,000 in the present Underground Wiring Funds, and further funding will not be available until and unless the 1976 Capital Budget is approved.

ii. If Council decides not to proceed, I recommend that this Local Improvement Project, referred to as Item 5 of Court of Revision No. 415 A (Nov. 9, 1972), be cancelled, that the unexpended balance of the City's share of the appropriation amounting to approximately $95,174 be returned to Account No. 250/7901 'Underground Wiring - Unappropriated'."

The City Manager submits the matter to Council for INFORMATION AND CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 12

A-2

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The following report has been received from the Medical Health Officer:

"An application was received by the Health Department on August 7, 1975, from the Northwest International Horse Show, for the parking of a group of ten (10) or more trailers at the Pacific National Exhibition on September 23 - 27, 1975.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.2 which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units, but shall be limited to groups comprising ten (10) or more such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

The City Manager RECOMMENDS that the application of the Northwest International Horse Show for parking for a group of trailers be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

A-3

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Provincial Water Lease - Jericho Tennis Club

The Director of Planning reports as follows:

"On June 19, 1975, a letter was received from the British Columbia Lands Branch of Department of Lands, Forest and Water Resources, dealing with the application of the Jericho Tennis Club for the renewal of their water lease.

The City was asked to comment as to whether in fact the granting of the lease was in conflict with the planning goals of the City of Vancouver. The Jericho Tennis Club has been contacted and they have responded as to the use in operation of the water lease (Appendix I).

It is, therefore, recommended that the City pose no objections to the extension of the Jericho Tennis Club's water lease."

The City Manager RECOMMENDS that the report of the Director of Planning be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 13

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Sites C & D Strathcona Area - SPOTA and Shon Yee Association

The following report has been received from the Director of Finance:

"The following letter dated July 10, 1975, addressed to the Mayor and members of City Council, from SPOTA, was referred to in Council July 22, 1975, by Alderman Harcourt and was referred to the Director of Finance for a report back to Council.

> 'In February 1974, Vancouver City Council asked Strathcona Property Owners' and Tenants' Association and Shon Yee Association to develop that land in the Strathcona area known as Site C & D.
>
> Accordingly SPOTA and Shon Yee prepared plans, which were submitted to the city for a development permit in October 1974.
>
> The City encountered legal problems with the site on October 29, 1974. Nevertheless, you and Mr. Pickstone, Deputy Director of Planning, very explicitly asked SPOTA to proceed with the development permit process with Zoning Department and the Design Panel. We did so.
>
> As you are aware, the design process for this site has been complicated. Over one year's work has been done planning this development, and our consultants' costs have accumulated considerably; approximately $12,500 for SPOTA and $12,500 for Shon Yee.
>
> In separate and joint discussions with yourself and Mr. Pickstone, you have stated that under the circumstances the city has a responsibility to provide interim financing of these costs until the legal issue of the site is resolved. At that time the project itself can assume over-all funding of costs from senior government sources.
>
> SPOTA requires confirmation that the city is prepared to assume such interim financing of Site C & D until the legal issue is resolved. SPOTA is prepared to meet with you and members of the Housing Committee to discuss the requirements of interim financing in detail.'

The original Council action referred to in the opening paragraph of the above letter was Council approval in February 1974 of two clauses in the minutes of the Standing Committee on Community Development, January 17, 1974, as follows:

> 'RECOMMENDS, That Council
>
> a. agree to make available part of Sites C & D, Strathcona, for the development of family housing by SPOTA, subject to agreement on boundary, method of tenure, price and form of development, and
>
> b. agree to make available the balance of the site for a personal care home and senior citizens' housing to the Shon Yee Society subject to agreement on boundary, method of tenure, price and form of development.'

Cont'd . . .

Clause #1 continued:

As far as I am aware, there has been no Council action explicitly asking SPOTA to proceed with the development permit process and the expenditure of significant funds on design. This problem of delay between the start of the design process and final construction wherein the design costs can be financed is common with many organizations producing housing in the City of Vancouver.

If City Council did agree to provide interim financing to the SPOTA and Shon Yee organizations for their consultants' costs, architects' fees, etc., then it opens up some serious problems. There is no source of funds available inasmuch as the Housing Fund, which could be a source, has so many demands on it that it cannot possibly meet those demands. In the case of sites C and D, we do not know whether the development will ever be able to proceed because our title is being attacked and until resolution of this in the courts we just do not know what the position is. The precedent that would be established by providing interim financing to these organizations would open us up to claims for interim financing for development costs from innumerable organizations that experience delay for one reason or another in getting their projects underway. There is the significant problem of checking the claims of the organizations to make sure that the claims are legitimate development costs for the sites.

When the voters approve the 1976-80 Five Year Plan this fall, it would be possible to appropriate a portion of the $3 million section of the Housing $10 million for the specific purposes of providing interim financing for development costs for such organizations but I would not recommend it.

The Property and Insurance Office informs me that no negotiations have taken place with SPOTA and Shon Yee regarding method of tenure and price as the two organizations have not provided the Property and Insurance Office with the necessary information to commence negotiations.

I therefore Recommend

that Council not provide interim financing to SPOTA and Shon Yee Association for their development costs related to the potential development of this site."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

2. Neighbourhood Improvement Program:
Kitsilano - Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Kitsilano Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Program. The Kitsilano Concept Plan allocated approximately $234,000 to Daycare Facilities.

On June 25, 1975 the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, received an application from the Kitsilano Area Childcare Society for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The Kitsilano Childcare Society has a lease for two City owned lots on the north side of Sixth Avenue, west of Maple, which expires March 11, 1976. These two lots (lots 13 & 14, Block 265, D.L. 526) are among those reserved for the Burrard/Arbutus Connector. Now that the Burrard/Arbutus Connector has been defeated, one proposed alternate use for this property and adjacent property, is for a park site. Since a park will not likely be constructed on the site for approximately five years, it is therefore recommended that the lease on lots 13 & 14 to the Kitsilano Childcare Society be extended for an additional two years until March 11, 1978.

The proposal put forward by the Society is to assemble a portable building on the site that will provide daycare service for 20 children, three to five years old. The total amount requested includes the building, site preparation and interior furnishings (Appendix A).

Cont'd . . .

Clause #2 continued:

It should be noted that part two of the submitted proposal requests funds for outdoor equipment to come from the Open Space funds. This request was deferred by the Kitsilano Planning Committee pending a more detailed examination.

As noted in Appendix A, the Kitsilano Childcare Society has been in contact with Marolin Dahl of the Department of Human Resources and now have written confirmation that the Department of Human Resources will subsidize low-income parents who require daycare services. The Planning Department has also been in touch with the Minister of Human Resources, Mr. Norman Levi, regarding a possible capital grant of $20,000 (twenty-thousand dollars). In a letter dated July 3, 1975, Mr. Levi stated that he will consider this request.

Acting within the terms of reference established by City Council, the Kitsilano Planning Committee and local Area Planner reviewed the proposal and recommended approval of the application; Central Mortgage & Housing Corporation has also agreed with the request.

It is, therefore, RECOMMENDED that:

1. City Council approve the expenditure of up to $59,300.00 (fifty-nine thousand and three hundred dollars) ($14,825 City; $14,825 Province; $29,650 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of purchasing and furnishing a portable daycare centre for the Kitsilano Childcare Society. (NOTE: This amount would be reduced to $39,300 if the Provincial Government is forthcoming with its Capital Grant).

2. City Council approve the extention of the lease on Lots 13 & 14, Block 265, D.L. 526 to the Kitsilano Childcare Society for an additional two years until March 11, 1978."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Strata Title Application - Conversion
2301 - 03 - 05 - 07 West 3rd Avenue
Lot B (See 4226 4-L), Block 222, D.L. 526,
Plan 1076 - 63' x 100'
RM-3A Multiple Dwelling District (Medium Density)
Applicants: Mr. & Mrs. Carr, McIntyre, Pollock and Larter

The Director of Planning reports as follows:

"An application has been received from the above noted 'tenants in common' to convert two wood-frame semi-detached two-family dwellings, erected in 1942, from a limited company to a Strata Title ownership.

N.B. See Appendix 'A' for site plan.

The applicants, in their prospectus, state that each tenant has an undivided one-quarter interest in the property, which was purchased by the four parties in November, 1974, and this property cannot therefore be classified as 'rental accommodation'. (Copy of prospectus available for inspection at the City Clerk's office).

Special approval is not required, at present, to convert a building from 'rental' to co-operative'. However, a proposed conversion from a 'co-operative' to strata lots can be approved or refused by City Council under the provisions of Section 5(1) of the Strata Titles Act which applies to "a previously occupied building".

N.B. See Appendix 'B' for Section #5 of the Strata Titles Act (1974).

Cont'd . . .

Clause #3 continued:

The City Building Inspector reports the following results of inspections carried out to these two buildings on July 16th and 17th, 1975:

Building

Fire separation in the attic between units consists of a single layer of 3/4" shiplap. Fire separation between basement ceiling and floor above consists of one (1) layer of $1\frac{1}{2}$" wood fire stopping. The floor in the basement kitchen of (2301) is very springy and possibly requires repair. Structural alterations are being done on main floor of Unit (2307) without required permits.

Recommend:

1. 3/4 hour fire separation be provided in the attic space between each unit.

2. An additional layer of $1\frac{1}{2}$" fire stopping be provided in the floor space between each unit.

3. The basement floor in Unit (2301) be repaired to satisfaction of the District Building Inspector.

4. Owner to apply for Building Permit to alter Unit (2307).

Plumbing

2301 West 3rd Avenue

Basement: The water closet, wash basin, bath tub and sink do not appear to be properly installed or vented, and these fixtures have been connected with plastic piping, a material not approved for use in this type of building. A Plumbing Permit is required for this work.

Electrical

The electrical works in the above building appear to comply with Electrical By-Law No. 3417.'

Further to the condition of the buildings, the following declaration has been received from Charles Bowman, M.R.A.I.C. (Architect), for each two family dwelling:

> 'I made an inspection of the duplex on Monday, June 23, 1975, and found the building in an excellent state of repair . The maintenance and renovating of this structure, its fixtures and finish, surpass the quality control requirements of the Central Mortgage and Housing Corporation as contained in Section Nine (Residential Standards) of the National Building Code of Canada.'

Since the existing buildings have been purchased by the present occupants, each having an undivided $\frac{1}{4}$ interest in the property, the Director of Planning with the concurrence of the Director of Permits and Licenses, RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

Clause #3 continued:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until these buildings substantially comply with the applicable City by-laws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish five residential buildings on the northside of West Third Avenue, between Cypress Avenue and Burrard Street (1800 block). Four of the buildings are single-family dwellings and one is a conversion containing three dwelling units. The owner has stated that he intends to construct an apartment condominium upon the site under the proposed new apartment zoning for Kitsilano.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975 states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owner, middle-income tenants generally are able to find alternate accomodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long-term families, senior citizens, and those earning less than $3000 per year.

In accordance with this policy, the owner of the site, Mr. Francis Yip, was contacted by the Planning Department. Mr. Yip was aware of this policy, and on August 19, 1975, submitted a letter to the Area Planner for Kitsilano stating his actions with regard to implementing this policy. (See Appendix A)

Two of the single-family dwellings were owner-occupied. Another single-family dwelling was vacant when purchased in April 1975. The other single-family dwelling was rented to group of people. Mr. Yip states that he believes "there is only one person staying there now". The remaining resident is on welfare and therefore makes less than $3000 per year and accordingly should be offered relocation assistance. However, no rent has been paid on this building since February 1975 even though the landlord offered to reduce the rent from $250 to $180. Mr. Yip states that "I have exhausted all methods of negotiation with them". He further states that "I do not think that the occupants have any right to be staying in this house". Accordingly, has not made any attempt at relocating this tenant.

With respect to the conversion dwelling, one suite was vacant when purchased, another was owner occupied and the third contained a tenant whose income is less than $3000. The owner, offered two alternate accomodations in the east end of the City for this tenant at comparable rents. However, the tenant stated that he would prefer to remain in the Kitsilano area.

The area planner has discussed relocation with Mr. Yip upon numerous occasions and is convinced that he has made every reasonable effort to relocate those deserving of assistance.

It is, therefore, recommended the demolition permit be issued.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd

5. Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Director of Planning reports as follows:

"I. BACKGROUND

On 7 August 1975 the Public Hearing scheduled to deal with the proposed CD-1 rezoning for Downtown Eastside was adjourned.

Since there was some concern about the implications of the rezoning it was decided, following the adjourned public hearing, to meet with Planning and Development Committee, Vancouver City Planning Commission, and various other interested parties to discuss possible amendments to the bylaw to clarify some points and to ensure a more complete understanding of the objectives.

II. CHANGES

Following our meetings and discussions, several changes are proposed; the most important being:

a) residential, recreational, institution, park and open spaceand use required by a public authority, are permitted as outright uses, and

b) other presently established industrial uses are permitted as conditional uses with certain restrictions, and

c) a policy statement is attached to clarify the objectives, and

d) F.S.R. on Main and Hastings is increased to 5.0 from 3.0.

III. CD-1 BYLAW

The amended bylaw, incorporating the above proposed changes, is attached. (Appendix A); (Appendix B is the previous proposed bylaw).

It is, therefore, RECOMMENDED that:

1) The policy statement for the Downtown Eastside be adopted by City Council.

2) The recommended changes to the CD-1 By-law be put forward to Public Hearing by City Council."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

DELEGATION REQUESTS: Downtown Community Resource Board and Downtown Eastside Residents' Association

CONSIDERATION

6. Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Director of Social Planning REPORTS as follows:

There is a standing instruction from City Council that the Director of Social Planning report on the social implications of major rezoning proposals. Accordingly, the Social Planning Department has consulted with the Planning Department during the drafting of the Amendments to the proposed CD-1 Rezoning By-law for the Downtown Eastside and wishes to advise that it supports amendments recommended to Council.

Council has not endorsed a Local Area Planning program for this area of the City. A primary reason for amending the By-law at this time is to qualify the Downtown Eastside as a Neighbourhood Improvement Program area. Even if a NIP program is not approved by senior governments, the Social Planning Department feels that the adoption of these amendments would still benefit the Downtown Eastside. They are intended to protect the Downtown Eastside as a mixed-use but primarily residential area.

Cont'd . . .

Clause #6 continued:

There are three subject areas in which more information is needed in order to refine and strengthen City policies for the Downtown Eastside.

The subject areas are:

1. Population and Housing Characteristics
   - breakdown of population by income, employment, age, sex, ethnic background, family situation and incidence of social problems;
   - patterns of in and out migration caused by redevelopment pressures from within the area itself, and from surrounding areas such as Gastown and Downtown;

   This information would enable the City to identify needs for housing and for community amenities.

2. Industrial Requirements of the City and Employment Requirements of Downtown Eastside residents:
   - determination of over-all City need for light industrial development that may require land in the area
   - assessment of need to provide residents with opportunities for employment in their neighbourhood

   This information would enable the City to formulate a rational policy regarding industrial uses in this part of the City.

3. Existing By-law provisions
   - review of the effectiveness of the Maintenance and Occupancy By-law and the Rezoning By-law as measures to protect and improve existing housing and to encourage new housing for low-income people in the Downtown Eastside.

   Information on this subject would likely result in by-law improvements.

The Director of Social Planning is prepared to make Social Planning staff and funds available to acquire the above information in co-operation with the Planning Department, if City Council considers this an appropriate course of action.

The City Manager submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 13 & 14

A-5

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim of THOMAS McFARLANE

The Director of Legal Services reports as follows:

"On April 15, 1975 a police constable, having ordered the claimant to stop his vehicle because he believed the driver had run down a police dog and was attempting to leave the scene, tried to force the vehicle to stop. In doing so the window of the vehicle was broken and glass therefrom entered the claimant's eye, injuring him, and necessitating his absence from work.

It appeared from a subsequent investigation that the police dog was not hit or, if hit, was not injured. There is no evidence that the claimant knew or believed he injured the dog or that he was aware that he had been ordered to stop. In these circumstances it is the opinion of the Director of Legal Services that the claimant would establish liability if the matter were to proceed to trial.

A tentative settlement of $4,200.00 has been made with the claimant's counsel. The amount is reasonable in the circumstances.

The Director of Legal Services requests authorization to have a cheque issued in the amount of $4,200.00 payable to the claimant's solicitors, Derpak, White & Company, In Trust, to finalize settlement of this claim. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 14

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Block 42/52 Parking Garage Charges

The City Manager submits the following report of the City Engineer:

"Under Section 16.08 of the Block 52 Parking Lease, the monthly rental for parking spaces shall be based on the prevailing rates being charged from time to time, in the downtown core of Vancouver as that term is defined under the said section. The present rates are, unreserved parking $35.00 per month and reserved parking $45.00 per month.

Since the prevailing rental rates being charged in the downtown core for unreserved and reserved parking have increased considerably since the last increase early in 1973, it is proposed to increase the unreserved parking to $40.00 per month and the reserved parking to $65.00 per month, such increases to become effective on October 1, 1975. The twenty-five dollar differential between unreserved and reserved parking compares to the average rate difference charged by the private parking lot industry in the downtown area.

The proposed new rates have been discussed with the Lessor, Pacific Centre Ltd, and agreement has been reached that increases are justifiable.

I RECOMMEND that:

(a) the monthly rental for unreserved parking in the Pacific Centre Garage be increased from $35.00 per month to $40.00 per month .

(b) the monthly rental for reserved parking in the Pacific Centre Garage be increased from $45.00 per month to $65.00 per month.

(c) the above increases to become effective on October 1, 1975."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:

2. Closure of 200 Block East Pender Street

The City Manager submits the following report of the City Engineer:

"In a letter dated August 14, 1975, Gordon Mark, Parade Co-ordinator of the Chinese Cultural Centre requests the closure of the 200 Block East Pender Street on Saturday, September 20, 1975. The closure will facilitate a Mid-Autumn Festival similar to last years event. The festival will include a parade, Chinese games, displays and novelties. These events will necessitate the street being closed to traffic from 7 a.m. to 10 p.m. (see attached)

The City of Vancouver has been asked to provide the required signing and barricading as well as any extra street cleaning, free of charge, for this event.

Last year, Council did approve an expenditure for related services and the cost this year is estimated to be $300.00 for the required signing, barricading and street cleaning.

Transit service will be affected by the closure, however, B.C. Hydro has agreed to re-route its buses. There are no objections from a traffic engineering standpoint and the Police Department will provide special attention for the event.

The Police Department will also issue permission and provide special attention for the parade which is planned for Saturday evening.

Accordingly, it is RECOMMENDED that the Chinese Cultural Centre's request for closure to vehicular traffic of Pender Street from Main Street to Gore Avenue be approved. The closure to be in effect from 7 a.m. to 10 p.m. on Saturday, September 20, 1975, and subject to the following conditions:

Cont'd

Clause 2 Cont'd

a) The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.

b) Unrestricted access to be provided for emergency vehicles.

c) That any licences required by the Department of Permits & Licences or the Health Department be obtained prior to the closure.

Furthermore, should Council in CONSIDERATION decide in favor of the applicants request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations.

The Comptroller of Budgets advises that there are sufficient funds available in contingency reserve to provide for the cost of City Services."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

RECOMMENDATION:

3. Sidewalk Cafe

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidwalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

A further application has been received, as follows:-

(i) The Plumtree Club, 20 Blood Alley/Gastown, for a sidewalk cafe adjacent to their outlet in Blood Alley (see appendix).

The Liquor Administration Branch is agreeable to the extension of the alcoholic beverage permit for this cafe provided the applicant enters into a lease with the City, as in the case of previous applications.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 be set at $100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the proposed sidewalk cafe.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

a. the proposed sidewalk cafe at 20 Blood Alley be approved;

b. the rental for 1975 be $100. per month and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;

c. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;

d. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateur's liquor permit to include the area of the sidewalk cafe."

The City Manager RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 15

FINANCE MATTERS

A-7

RECOMMENDATION

1. Submission from Vancouver Public Library Board Regarding the Greater Vancouver Library Federation.

The Director of Finance has submitted the following report:

"Council will have received a letter from the Chairman of the Vancouver Public Library Board regarding a Greater Vancouver Library Federation. The letter is quoted as follows:

'It is a privilege to present the Plan of Service for the Greater Vancouver Library Federation.

We have gained the support and approval of the Library Development Commission and the Provincial Secretary's Office. This Plan will result in greatly improved library service for the citizens of Vancouver and the member libraries at no additional direct costs to the taxpayers of Vancouver. We anticipate future grants will be based on the same formula as projected for the balance of 1975.

The funds come first to assist the further development of the Vancouver Public Library as a resource centre and also to reimburse the Vancouver Public Library system for services given to non-residents of the City within the Federation area.

The Vancouver Public Library Board would be pleased to meet with you to discuss this Plan at your earliest convenience.'

The letter and the accompanying material generally lack detail upon which Council could make a judgment as to the fiscal effect on the taxpayers of Vancouver of belonging to the Library Federation. A number of important questions are unanswered and Council may wish to receive considerably more detail, plus comments from officials, prior to meeting with the Vancouver Public Library Board as suggested by the Chairman in his concluding paragraph.

Some of the points that the Vancouver Public Library Board should produce considerable detail on are as follows:

1. What are the detailed cost implications for Vancouver taxpayers?

2. What are the specific commitments wanted from Vancouver Council regarding service level, capital expenditures, etc.?

3. What are the proposed growth characteristics of the Plan, throughout the Federation territory?

4. What are the cost distributions re point #3?

5. The material indicates certain service level standards to be arrived at by target dates. What are Vancouver's corresponding present service level statistics and what are the implied costs of meeting the proposed service levels?

6. Why does Vancouver have no more voting power than any other member?

7. The agreement and the bylaws need to be reviewed by our Director of Legal Services and the implications stated.

The above is submitted so that Council may CONSIDER whether it wishes the Library Board to answer the above points prior to a general meeting with Council on the subject."

Cont'd.../2...

Clause No.1 Continued.

The City Manager RECOMMENDS that Council obtain the additional information indicated above from the Vancouver Public Library Board prior to meeting with the Board.

2. Central and Oliver Hotels Multi-Use Centre - United Housing Foundation (UHF).

The following report has been received from the Director of Finance and the Director of Social Planning:

"As Council will be aware from previous reports, we have been attempting for some time to develop the Capital Financing for the bathing, dining and recreational facility in the Central and Oliver Hotels. A number of organizations, both private and governmental, have been approached. The cost of renovations was previously estimated at $485,000 and is now estimated at $531,000. CMHC has agreed to an addition of $141,000 to their basic mortgage, thereby reducing the need for funds to $390,000.

As Council will also be aware, the City and the Province have agreed to amortize the costs of these renovations as part of the operating costs of the facility. In effect, a loan of $390,000 is required which will be amortized over a period of ten years.

It has come to the point where the only two organizations who have funds available to loan to the UHF for the completion of the renovations for the bathing, dining and recreational facility in the Central and Oliver Hotels, are the City and the Province. The City has available in the 1971-75 Five Year Plans under the category of Health and Welfare Buildings an amount of $174,200, which is the remainder of the funds available in that category. The Province has agreed to loan the remainder of the funds, being $215,800. required for the renovations. This appears to be the only way to successfully complete the multi-use centre in the Central and Oliver Hotels in accordance with Council's direction and wishes.

It is therefore RECOMMENDED

1) THAT the City loan UHF $174,200, to be amortized over a ten year period (in effect, paid off by the City and the Province in their agreed cost sharing ratios towards the operating and capital amortization costs of the Centre, source to be 1971-75 Five Year Plan Health and Welfare Buildings category);
2) UHF now be responsible for the renovations and construction of the Multi-Use facility and upon completion of the work UHF will manage these facilities which are located in their building;

3) The Director of Social Planning will continue his supervisory responsibility on behalf of the City to ensure that the Social Services are developed in accordance with plans already approved by City Council."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Social Planning.

3. South Burnaby Lawn Bowling Club - Central Park.

The Director of Legal Services reports as follows:

"The South Burnaby Lawn Bowling Club operates a bowling green and Clubhouse in Central Park under a license Agreement. This Agreement expired on the 28th of February, 1975 and the Club has requested renewal of the Agreement for a further three years. The Central Park Committee recommended that the lease be executed between the City of Vancouver, the Corporation of the District of Burnaby and the South Burnaby Lawn Bowling Club for three years from March 1st, 1975 for a rental fee of $1.00 per year. The City of Vancouver Board of Parks and Recreation by resolution adopted on August 18, 1975 has approved execution of the Agreement."

Cont'd../3..

Clause No. 3 Continued.

The City Manager RECOMMENDS that the Agreement satisfactory to the Director of Legal Services between the City of Vancouver, the Corporation of the District of Burnaby and the South Burnaby Lawn Bowling Club be executed on behalf of the City of Vancouver.

4. Van Dusen Botanical Display Garden - Staffing.

On August 12, 1975, Council approved a recommendation of the City Manager, that the staffing for the Van Dusen Botanical Gardens be reviewed by the Administrative Analyst. The staffing was presented in that report as follows:

SALARIES AND WAGES	FULL YEAR TOTAL
1 Curator (P.G. 27, Step 5)	$16,668
1 Clerk Steno (P.G. 17, Step 1)	10,627
1 Trades Foreman	16,161
5 Gardeners	70,772
5 Gardener Helpers	59,900
3 Labourers	34,320
Part-time Labourers (equal to 2 men full year)	22,880
1 Equipment Operator	12,532
2 Janitors	18,420
2 Watchmen	21,756
2 Concession Attendants	18,014
	$302,050
FRINGE BENEFITS	
$302,050 x 12%	36,246
Total	$338,296

The Administrative Analyst reports that after extensive discussions with the Park Board staff, it was considered desirable to reduce the permanent staff complement by three persons; reallocating these funds to part-time employees, contract services and equipment rental. Not only would this organization give a higher degree of operating flexibility during the formative period, but funds would be available for the provision of a motorized cart so that the Watchman-Janitors can patrol the grounds at night.

It is RECOMMENDED that the following permanent positions be established:

POSITION	PAY GRADE	1975 COSTS (4 MOS.)	1976 COSTS
Curator	27	$6,796	$21,746
Clerk-Typist II	9	3,185	10,174
Trades Foreman		4,439	18,859
Gardener II		4,270	18,149
Gardener I (4)		15,550	66,044
Gardener Helpers (5)		21,158	67,431
Labourer II		3,202	13,606
Labourer I (3)		9,418	40,033
Equipment Operator Premium			508
Janitor-Watchman (2)	13	7,347	23,493
Cashier-Attendant	6	2,952	9,421
Sub-Total		$78,317	$289,464

Cont'd.../4...

Clause No. 4 Continued.

PART-TIME STAFF

POSITION	PAY GRADE	1975 COSTS (4 MOS.)	1976 COSTS	HRS/WEEK
Watchman		$2,304	$ 9,789	30
Cashier-Attendant	6	2,329	7,432	30
Sub-Total		$4,633	$17,221	
Total Staff Costs*		$82,950	$306,685	
Contract Cleaning/ Equipment rental		$3,400	$10,200	
GRAND TOTAL		$86,350	$316,885	

* All Staff Costs at mid-step, including fringe benefits, without C.O.L.A.

RECOMMENDATION

The City Manager RECOMMENDS that the foregoing staff and operating costs be established for the Van Dusen Botanical Gardens; all positions to be classified by the Director of Personnel Services.

5. Public Notification Costs - Downtown Rezoning.

The Director of Finance reports as follows:

"On August 26th Council authorized the Director of Planning to expend up to $5,000 for display advertising in The Sun and The Province for the forthcoming Public Hearing on Downtown Rezoning; the Director of Finance to report on source of funds'.

I wish to report that the $5,000 can be provided from Contingency Reserve."

The City Manager RECOMMENDS that the $5,000 for the display advertising be provided from Contingency Reserve.

INFORMATION

6. Tender Awards.

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Cast Iron Waterworks Fittings, Valves, Hydrants.
Repairing & Retreading Pneumatic Tires.
Trucks.
Dump Truck Hoists.
Replacement of Scale Heads & Mechanism for Delta Disposal Site Truck Scales.
Portable Conveyor/Screening System.
Police Radio Dispatch Consoles.

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

Cont'd.../5....

7. Liabilities of Municipalities in British Columbia For Excess Charges from Private Hospitals.

The Director of Finance reports as follows:

"'History

For many years the Province of British Columbia has established the rate that would be paid to private hospitals for social allowance cases in those hospitals. During most of this period, the rate was accepted by the hospitals. About 1969 the private hospitals stated that the Provincial rate was insufficient and began billing the municipalities at a higher rate, which they stated reflected their cost position. The Province of British Columbia said that it would not reimburse the administrative agencies, in most cases the municipalities, above the Provincial rate. The municipalities therefore reduced the private hospitals' bills to the Provincial rate and paid the private hospitals at this lower rate.

The private hospitals then took their case through the courts to the Supreme Court of Canada and won the right to bill at their higher established rates. The Supreme Court stated that the private hospitals were to be reimbursed at reasonable cost and the municipalities were, by statute, responsible for paying the hospitals for social assistance cases. The liability therefore rested with the municipalities to pay the difference between the Provincial rate and the private hospitals' billed rates.'

As a result of the court action, the City paid the private hospitals $519,146.66 and subsequently (in the fall of 1974) billed the Province for this amount. The Department of Human Resources advised at that time that they were not authorized to reimburse the City and other municipalities for private hospital accounts resulting from the court action.

In April, 1975, a brief was presented by the various municipalities affected to the Minister of Human Resources recommending that the Province reimburse the municipalities and that these costs be included in the shareable welfare cost system of the Province and further that appropriate legislation be passed to control the rate structure of the private hospitals in the future.

The Social Assistance Act was amended on June 26, 1975, and the amendment was retroactive to May 27, 1974.

The amount of outstanding claims by private hospitals against the City subsequent to the payment of the $519,146.66 and up to May 27, 1974, is $247,935.24. These claims have now been paid by the City.

The Deputy Minister of the Department of Human Resources has advised that the Province will reimburse the full $247,935.24 for the latest claims and will reimburse the City $454,227.24 towards the original $519,146.66, leaving a balance of $64,919.42.

The Deputy Minister further advised that these payments totalling $702,662.48 ($247,935.24 + $454,227.24) are being made voluntarily by the Provincial Government.

The balance of $64,919.42 represents Court costs, legal fees and interest paid by the City as a result of the original Supreme Court judgment. The Province has stated they are not willing to pay these costs as they had incurred considerable legal costs of their own in this matter.

Cont'd.../6...

Clause No. 7 Continued.

The Director of Legal Services advises that the amount of $64,919.42 is a legal cost to the City of Vancouver and the Province is not required to reimburse the City.

The Director of Finance submits the foregoing report for the Information of Council and advises that $65,000 will be transferred from the Contingency Reserve to provide for the uncollectable legal costs."

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

8. Fire Department - Staffing.

On April 18, 1975, City Council approved the recommendation of the City Manager that a Clerk III position be established for a period of six (6) months, in the Fire Department, to alleviate the workload brought on by the preliminary Agreement with the Vancouver Firefighters' Union.

The Administrative Analyst has examined the workload in this office, and report as follows:

" A. The additional and continuous workload in the Payroll Section has increased significantly due to the more complex conditions in the final Agreement.

B. The Director of Finance will be investigating the salary payroll systems throughout the city early in 1976. This investigation should result in organizational and staff changes in all payroll sections.

C. The workload in the Quartermaster/Purchasing Section has also increased as a result of the new Union Agreement.

While a number of procedural changes are being instituted to reduce the workload, the additional staff should be extended until such time as the overall systems have been reorganized.

The estimated cost for continuation of this position for twelve (12) months is $1,900 in 1975, and $10,200 in 1976.

I recommend that the temporary Clerk III position in the Fire Department be extended for a 12-month period, commencing November 1, 1975.

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

The V.M.R.E.U. have received a copy of this report."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Administrative Analyst.

Cont'd..../7....

Manager's Report, September 12, 1975 FINANCE

9. Britannia Community Services Centre - Staff and Budgets.

The Administrative Analyst reports as follows:

"On June 17, 1975, City Council approved the staffing for the Park Board and the Britannia Society, at the Britannia Community Services Centre. In that report, responsibility for the Cashiers and Attendants at the ice rink and swimming pool was vested in the Park Board. Subsequent investigation has shown that improved security and financial administration would be achieved by placing this staff on the Society's payroll, reporting to the Society's accountant.

I recommend that the following staff and funding be transferred from the authorized Park Board complement to the Britannia Society's staff:

	Pay-grade	1975 (3 months)	1976
Cashier/Clerk Typist (rink)	10	$ 2,475	$ 10,550
Rink Attendant (30 hrs./week)	10	1,533	6,521
Cashier/Clerk Typist (pool)	10	2,475	10,550
Cashier (30 hrs./week)	-	1,235	5,304
		$ 8,718	$ 32,925

(All staff at mid-step, including fringe benefits but not COLA.)

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.

10. Restoration of the Orpheum Theatre.

The Chairman of the Orpheum Theatre Building Committee reports as follows:

"On July 29th, 1975 Council approved a report of the Chairman of the Orpheum Theatre Building Committee which recommended in part that:

> 'Council authorize the Architect to call for Construction Management bids from suitable firms for a report back to Council'.

The Architect, after investigating the suitability and desire of a number of firms to participate in the restoration, asked for Construction Management proposals from five contracting firms. After receipt of the written proposals, an interviewing committee comprising the project Architect, the Theatre Manager and the City Architect, together with several of their involved staff, interviewed the representatives from the various contracting firms.

The purpose of the interviews was to determine the extent of services to be provided by the Contractors for their quoted fees, to assess their attitude and approach to the project, and to establish the terms under which they would carry out work by their own forces.

Cont'd.../8....

Clause No. 10 Continued.

The quoted Construction Management fees, adjusted to the amount requested for off-site management services plus overhead and profit for work carried out by the Contractor's own forces, are as follows:

Allan & Viner Construction Co. Ltd.	$ 89,400
Halse-Martin Construction	94,000
Cana Construction	110,000
Stevenson Construction	130,000
Biely Construction	147,500

It was the unanimous conclusion of the interviewing committee that Halse-Martin Construction Co. Ltd. should be appointed as Management Contractor for this project.

The quoted fee from Halse-Martin is slightly above that received from Allan & Viner but it is the interviewing committee's conclusion that the recommended firm's proposal included services which more than made up for the fee differential. The reasons for the interviewing committee's choice are expressed in detail in a letter to the Chairman of the Orpheum Theatre Building Committee from the Architect, a copy of which is attached.

The Management Fee submitted by Halse-Martin is within the Architect's estimated allowance for this service.

It is recommended that Council accept the tender of Halse-Martin Construction Co. Ltd. and direct the Chairman of the Orpheum Theatre Building Committee to enter into a contract with them for the sum of $94,000, this contract to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Chairman of the Orpheum Theatre Building Committee be approved.

CONSIDERATION

11. Request from United Housing Foundation for Grant.

The following report has been received from the Director of Finance.

"The United Housing Foundation has submitted the following request with respect to the interest payable on their short term loan from the City, a loan which was necessary due to the difficulty in establishing the permanent financing for the Multi-Use Centre. The subject is being reported to Council concurrently with recommendations for the final financing. The request is quoted as follows:

'Your Director of Finance (Peter Leckie) is aware of a $200,000 8% interim loan made available to United Housing Foundation by the City of Vancouver for the purpose of financing the increase in services required (e.g. electrical, plumbing, heating venting, sprinklers, elevator etc.) for the Multi-Use Centre. The service area handles the Multi-Use Centre and the Hotel Room portion of the project.

Because of the delay in arranging financing for the completion of the work on the Multi-Use Centre, we have an additional cost as of September 15, 1975 of $8,975.14 which is the interest on the above loan from the City.

We wish to apply to the City for assistance to meet this commitment to the equal amount of the cost of the loan or $8,975.14.

We would be grateful for an opportunity to discuss this with you at your convenience.'

The above request is submitted to Council for CONSIDERATION."

Your City Manager submits the above report of the Director of Finance for the CONSIDERATION of Council.

RECOMMENDATION & CONSIDERATION

12. 1975 Supplementary Capital Budget Review.

The following report has been received from the Director of Finance.

"We have completed the review of Contingency Reserve and can now recommend the transfer of additional funds to the 1975 Supplementary Capital Budget. There are certain high priority items that are being recommended to Council, plus Council may wish to consider additional items which had to be turned down earlier this year in the consideration of the main 1975 Supplementary Capital Budget.

At the time of submitting the original 1975 Supplementary Capital Budget in the spring of 1975, it was recognized that it would be inadequate and would have to be reviewed when the 1975 budget picture clarified. Also, with the assessment base remaining at the 1974 level, the revenue generated by 1½ mills remained substantially the same as the previous year.

The projects will be listed under three headings, being Recommended, Priority One Consideration, and Priority Two Consideration.

Projects RECOMMENDED

1. Champlain Heights Front End Development Costs

The development of Champlain Heights for housing,in accordance with Council's direction, will require the expenditure of approximately $12 million in front end costs. These funds will be recovered through the disposition of the property, but the process of development is such that the funds flow in after the development funds have been spent. The time lag is such that $4.25 million of interim financing is required for the development process. The City should apply to CMHC, through the Provincial Government, for Section 42 development financing for this purpose. However, the availability of funds and the timetable are in question. The Director of Finance met with Provincial Government officials on September 4, 1975 to initiate the process, subject to Council approval, but if the development is to proceed, the City must supply initial interim financing.

It is therefore RECOMMENDED that the City establish an interim financing reserve for the development of Champlain Heights of

$2,000,000

2. 517 Hamilton Street (City owned)

The City Manager's office has examined the question of renovating 517 Hamilton Street, and further analysed the best use for the property. The ground floor was used previously as the Single Men's Unit of the Welfare Department, but the Department of Human Resources has now moved this operation to premises on Homer Street. The second floor had been leased by the previous owner to a rooming house operator, whose lease was cancelled when the City purchased the property.

The ground floor should be renovated to accommodate the Fire Inspectors and the Health Unit currently housed in rented premises at 306 Abbott, which is totally unsatisfactory accommodation. The Construction and Maintenance Division has done a fairly detailed cost breakdown and it is RECOMMENDED that funds be provided for the renovations and for new furniture for the offices for a total of

$ 123,000

Cont'd.../10...

Clause No. 12 Continued.

3. Stanley Park Seawall

Council, on August 12, 1975, approved the recommendation of the City Manager that the request of the Park Board for $55,000 to repair the seawall damage at Siwash Rock be deferred until such time as the possibility of additional funds being available for the 1975 Supplementary Capital Budget was known. Given the circumstances that the wall will be further damaged this winter requiring further temporary repairs and allowing continued deterioration of the wall, it is RECOMMENDED that the Park Board be requested to repair the wall as soon as possible, and that funds be provided in the amount of

$ 55,000

4. Traffic Signals

On July 22, Council resolved that the three signals approved by Council on May 6 and 13 and July 22 be given priority in the 1975 Traffic Signalization Program and that three items in the main part of the program be deferred until it was known whether additional funds would be available in the budget.

As the signals that had to be deleted by the City Engineer to make way for the three additional signals are high priority, it is RECOMMENDED that additional funds be provided for the 1975 Traffic Signalization Program, of

$ 27,000

TOTAL RECOMMENDED Additions to 1975 Supplementary Budget $2,205,000

Consideration Priority No. 1

1. Pioneer Place Renovations

At its meeting on August 28, the Housing and Environment Committee considered the Park Board report on Pioneer Place renovations and is forwarding that report to Council , subject to the Director of Finance being able to specify a source of funds. If Council approves the report, the funds can be provided from this review of the Supplementary Capital Budget, in the amount of

$ 63,000

2. Wall Street Park Development

Also, at their August 28 meeting, the Housing and Environment Committee considered the Wall Street Park development and, if Council approves the development of the City owned lots on Wall Street, then funds can be provided herewith in the amount of

$ 30,000

(The question was also raised regarding the acquisition of an additional lot to complete the purchasing of the block. However, the expenditure of the additional funds does not appear to be justified at this time, and are therefore not presented under Priority Consideration one.)

TOTAL PRIORITY CONSIDERATION ONE $ 93,000

Cont'd.../11....

Clause No. 12 Continued.

Consideration Priority No. 2

If Council approved all of the above items, it would leave an additional $202,000 that Council could consider using for the following items, which appeared in the original 1975 Supplementary Capital Budget and for which funds were not available.

1. Engineering Department $ 249,000

The following requests have been received:

(a)	Major street paving - Rupert Street 15th to 23d	$137,000
(b)	Replace gas powered generators, now considered unreliable, with new solid state power, with battery back-up. These old generators provide power for the Police-Engineering radio transmitters.	$ 24,000
(c)	Cambie Yard - to modernize the unloading area and remove unsightly piles, decks and broken bulk-heads.	$ 88,000
		$249,000

2. The Director of Permits & Licenses requests provision of funds for modernizing City Hall elevators. $ 150,000

3. Kerrisdale Arena Renovations $ 25,250

(a) Because of rising costs the Board has incurred $10,250 of expenditures to date in excess of the $400,000 allocated out of the Board's five year plan funds for major renovations.

(b) Estimate of $15,000 necessary for installation of secondary switchboard and motor control centre plus rewiring compressor controls.

During 1973 the Board was advised that City Council would be sympathetic to supplementary capital requests as the Board had to expend $400,000 from the Board's current five year plan "Community Service Centres - Extensions and Improvements" Fund for essential renovations to Kerrisdale Arena. The Board's application to the Provincial Government for a Community Recreational

Cont'd.../12...

Clause No. 12 Continued.

Facility Fund Grant for Arena renovations was not approved.

4. West End Community Centre (nearing completion) $ 119,000

The Park Board applied for a Provincial Government Community Recreational Facility Fund Grant for this project and had been granted an amount of $654,333. This allowed the City to return $300,000 to the City's parking reserve fund which was originally designated to cover a short-fall of funds for the West End Community Centre project. In view of the Provincial Government Grant monies approved, the Park Board requests the following:

(a) Estimates made several years ago for furnishing and equipping totalled $75,000. An estimate of what is now needed requires an additional amount of $75,000.

(b) The School Board has advised that the costs of installing the replacement playfield have risen $44,000 over the original approved appropriation of $100,000 provided by the Park Board.

5. Underground Wiring at Stanley Park - Coal Harbour $ 115,000

As arranged with the City Engineer this is an on-going City programme of undergrounding wires which requires $15,000 of Park Board capital funds to complete the project and tie in existing services.

Beach Avenue Water Front Seawall

The shoreline from the Vancouver Aquatic Centre at Burrard Bridge to Stanley Park is in poor condition and needs a seawall and promenade to service this heavy use waterfront - first phase of a $200,000 project.

6. West End Community Centre Additional Improvements $ 148,000

(a) Roof Top Garden -

The Civic Design Panel specifically asked that landscaping on the roof be included at the time the development permit was approved. This item was deleted when the project was trimmed to meet money available. Cost $94,000.

Cont'd.../13...

Clause No. 12 Continued.

(b) Ground Level Landscaping Improvements

The pedestrian connection between the Senior Citizens' project and the community centre and the large portion of the children's play area was relegated to concrete instead of the more acceptable brick paveway, as used in the Senior Citizens' project. When the contract was awarded, in order to cut the costs the architects have requested that the brick paving again be put back in the contract. Cost $54,000.

7. Major Renovations to Percy Norman Pool $ 250,000

The pool has reached a critical age and condition and because of high maintenance costs requires major renovations to make it acceptable to the public.

The Board has submitted this project in the 1976-80 five year capital plan. Should it be approved, funds will not be required from supplementary capital.

8. Ice Rink - Hastings East Area $ 75,000

City Clerk in a letter dated March 20, 1975, advised that City Council on March 18 passed the following resolution after hearing a delegation on the matter:

"That Council consider the construction of an ice rink in the Hastings east area to be a priority item in the 1976-80 Five Year Capital Plan;

Further that the Park Board be requested to finalize design plans for the rink to permit an early start on construction should the Five Year Plan be approved."

The Board does not have funds to prepare working drawings for the proposed rink, and an amount of $75,000 should be included in the 1975 supplementary capital request for preparation of completed working drawings so that tenders can be called immediately providing the 1976-80 Five Year Capital Plan is approved.

It is RECOMMENDED that the Group 1 items be approved, and the Priority 1 and 2 consideration items are put to Council for CONSIDERATION. The source of funds would be provided by transfer from Contingency Reserve to Capital Reserve for the 1975 Supplementary Capital Budget.

It is also RECOMMENDED that Council approve the application to the Province and CMHC for $4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights."

Your City Manager RECOMMENDS approval of the recommendations of the Director of Finance and submits the balance of the items to Council for CONSIDERATION.

Cont'd...../14.....

CONSIDERATION

13. Mount Pleasant Community Centre Addition and Alterations - Vancouver Park Board.

The following report has been received from the Director of Finance.

"The Park Board on Monday, September 8th, took the following action which is quoted from a letter from the Chairman of the Park Board to his Worship the Mayor and members of City Council, dated September 10th, 1975. They wish to have Council act on this on September 16th.

'MOUNT PLEASANT COMMUNITY CENTRE ADDITION AND ALTERATIONS - BIDS

At the August 18th Board meeting, the five bids received for the addition to the Mount Pleasant Community Centre were referred to staff for compilation and discussion with the Architect. Staff met with the architectural consultants, McNab, Barclay and Young, who recommended that the low bid from G.D. Shaw Construction Co. Ltd. be approved.

It was regularly moved and seconded,

RESOLVED: That the Board accept the low bid totalling $169,035, submitted by G.D. Shaw Construction Co. Ltd. for additions and alterations to the Mount Pleasant Community Centre, and request City Council to approve awarding of the contract on behalf of the Board.

- Carried. ....

The five bids received are summarized as follows:

		Addition	Alteration
1.	G.D. Shaw Const. Co. Ltd.	$158,046	$10,989
2.	Arlen Const. Ltd.	173,400	25,000
3.	Bengal Const. Co. Ltd.	185,188	15,559
4.	Dogwood Const. Co. Ltd.	181,000	25,163
5.	Fairview Const. Ltd.	198,967	14,699

The addition will be situated on the north side of the present community centre and will accommodate 2 racquet ball courts, storage and corridors. The alterations within the present building include 2 saunas, 2 change rooms and separate lifeguard rooms.

Budget

Contract	$169,035
Consulting Fees	15,000
Landscaping	5,000
Furnishings and equipment	2,000
Testing Fees	1,000
Miscellaneous	7,965
Estimated cost of alteration work in unexcavated portion of existing community centre building	25,000
	$ 225,000

Funding

Park Board Account 83/509	$ 70,000
Park Board Account 86/509	80,000
Provincial Recreation Grant	75,000
	$ 225,000

Cont'd.../15....

Clause No. 13 Continued.

We have received assurance of $50,000 from the Provincial Government for the Community Recreational Facilities Grant for this project. We do not anticipate any difficulty in having the Provincial Government increase the grant to $75,000 as shown in our budget figures.

Will you please instruct the Legal Department to enter into a contract with G.D. Shaw Construction in the amount of $169,035 on behalf of the Park Board at the Council meeting on September 16th as this is the final day of the 30 day bid hold period.'

The request of the Park Board to Council to enter into the contract is submitted for Council CONSIDERATION."

Your City Manager submits the report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 15 TO 17

PERSONNEL MATTERS

RECOMMENDATION

1. National Research Council Sub-Committee Problems on Urban Engineering

The City Manager submits the following report of the City Engineer:

"Three years ago the National Research Council formed a sub-committee to deal with engineering problems arising in urban areas. This committee is composed of a number of City Engineers and University Professors from across Canada. The City Engineer, William Curtis, has been a member of this committee representing British Columbia.

The chairman of the noted sub-committee is retiring and the National Research Council have asked Mr. Curtis to assume the chairmanship of the sub-committee. The National Research Council pays all expenses except Mr. Curtis' time. This usually involves two trips of a day or two duration to Eastern Canada per year. In addition, Mr. Curtis has been heading a task force for the sub-committee on waste disposal in Canada. Permission is requested of Council to permit Mr. K.F. Dobell, Assistant City Engineer, to attend approximately one meeting per year on this matter. Again, all expenses are borne by the National Research Council.

It is RECOMMENDED that:

(a) Mr. Curtis be permitted to assume chairmanship of the National Research Council sub-committee on urban engineering problems and be permitted to attend meetings as necessary at the expense of the National Research Council;

(b) Mr. Dobell be permitted to attend meetings of the task force on waste disposal at the expense of the National Research Council."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION

2. Leave of Absence (1½ days) - Mrs. A.I. Derby Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"In March of this year City Council approved the attendance of Mrs. A. I. Derby, Plan Checking Assistant I, at the meetings of the Canada Pension Plan Advisory Committee. The meetings were scheduled for May 8th and 9th and October 2nd and 3rd 1975 in Ottawa, Ontario.

The Sub-Committee on Integration of Private Pension Plans, of which Mrs. Derby is also a member, is meeting in Toronto, Ontario on September 5th.

Mrs. Derby has requested 1½ days leave of absence with pay (September 4th (½) and September 5th) to permit her attendance.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested."

The City Manager therefore submits for Council's CONSIDERATION the request of Mrs. A. I. Derby, Plan Checking Assistant I, Department of Permits & Licenses, for 1½ days leave of absence (September 4th and 5th, 1975) to enable her attendance in Toronto, Ontario, at the Sub-Committee on Integration of Private Pension Plans.

Manager's Report, September 12, 1975..... (PERSONNEL - 2)

INFORMATION

3. Dental Care Plan - Employees of the City of Vancouver, Board of Parks & Recreation and Vancouver Police Board

The Director of Personnel Services reports as follows:

"The 1975-76 Collective Agreements with the Inside Workers, Outside Workers, Foremen, Electrical Inspectors and Technicians, and members of I.A.T.S.E. each contain a provision for a Dental Care Plan, the coverage to become effective on January 1, 1976. Two other employee groups, the uniformed Policemen and Firemen already have such plans in effect. The underwriter in each of these cases is the Medical Services Association (M.S.A.) and the services of this firm have been found to be quite satisfactory.

Investigations conducted by this Department and by the Labour Relations Department of the G.V.R.D. during the month of August revealed that a decision as to the choice of an underwriter for the coverage to begin January 1, 1976 would have to be made very quickly if the most economical coverage was to be obtained. The College of Dental Surgeons has announced an increase in their fees and the Dental Plan rate structure will be increased by 15% in October, 1975.

In discussions with M.S.A., we were able to obtain their agreement to extend the pre-increase rates to the new coverage if a decision could be made prior to September 1, 1975 appointing M.S.A. as the carrier. Also these relatively low rates would be guaranteed until the end of August, 1977. We were advised by Fowler and Associates Consultants Ltd., our advisor in these matters, that the rates quoted were the best available in today's market and that to delay a decision beyond September 1st would result in a 15% additional oost to the City and its employees.

On August 29, 1975, therefore, a written commitment was given to M.S.A. that they would be appointed the underwriter for the new Plans, subject to the agreement of the Unions involved, such agreement being necessary since the employees bear 50% of the cost of the coverage. The Executive of the V.M.R.E.U. has already agreed to the arrangement and the other Unions have the matter under consideration."

The City Manager submits the above report of the Director of Personnel Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 17 & 18

PROPERTY MATTERS

RECOMMENDATION

1. Moving Expenses for Tenants displaced for demolition of City buildings

The Acting Supervisor of Property & Insurance reports as follows:-

"Under the Landlord and Tenant Act, Section 20 (3), when a landlord gives notice to vacate, to a tenant of residential premises, for the purpose of demolition, the landlord is required, on receipt of a statement of account of the tenants mover, to pay the tenants moving expenses, or the amount of three hundred dollars, whichever is the lesser.

The number and amount of claims from the City's tenants cannot be predicted with any degree of certainty for the current fiscal year, but the equivalent of 100 claims averaging $250 each can be anticipated.

It is RECOMMENDED, that Council authorize an appropriation in the amount of $25,000, from the Contingency Reserve Account, for the purpose of reimbursing the City's tenants, for moving expenses as required under the Landlord and Tenant Act."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Lot 33, Block 82, D.L. 181, and Lot 30, Block 85, D.L. 181, (837 and 511 East Georgia St.) Two lots in the Strathcona Area

The Acting Supervisor of Property & Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of thirty-nine properties in the Strathcona area with date of sale established as May 1, 1973. The Provincial Government took title to the lots in July 1973, and the City retained an Option to Repurchase if development did not commence by November 1, 1974.

The Government has requested and received three extensions to the Option with the latest extension approved by Council on July 29, 1975, to December 31, 1975.

By letter dated July 28, 1975, The Honourable G.L. Chatterton has requested that the City repurchase, at the original price of $9,500.00 each, two of the thirty-nine lots as S.P.O.T.A. has indicated to the Provincial Government that they do not require them. These lots are described as Lot 33, Block 82, D.L. 181, (837 East Georgia Street) and Lot 30, Block 85, D.L. 181, (511 East Georgia Street).

With the considerable increase in property values since 1973, it would be to the City's advantage to repurchase these lots for the sum of $9,500.00 each and the Director of Finance has advised that there are sufficient funds in the Sundry Property for Resale Account.

It is therefore RECOMMENDED that the City exercise its option to repurchase Lot 33, Block 82, and Lot 30, Block 85, both of District Lot 181, for the sum of $9,500.00 each, the date of adjustment to be the date Council approves this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

. 2

3. Lease Renewal - Portion of Lots 21-23, Blocks 1 & 2, D.L. 52
Sit: North side of 34th Avenue between Slocan Street and Kingsway

The Acting Supervisor of Property & Insurance reports as follows:

"Lots 21-23, Blocks 1 & 2, D.L. 52 situated 2500 block East 34th Avenue are presently leased to Mr. Karass Steak House Ltd. for a five year term - November 1st 1969 to October 31st 1974. The lease has continued on a month to month holdover clause pending a decision by Mr. Karass as to possible changes in parking requirements with respect to his restaurant operation.

This matter has now been resolved and Mr. Karass concurs with the recommendation of the Acting Supervisor of Property & Insurance as follows:

1. A five year lease renewal commencing July 1st 1975.
2. Use to be for parking purposes only for the staff and customers of its restaurant business and no other purposes.
3. One year notice of cancellation if required for municipal purposes.
4. A rental of $117.50 per month, rental to be subject to review in two and one half years.
5. Lease to be in compliance with terms and conditions as contained in development permit 48296.

RECOMMENDED that the foregoing terms and conditions be approved subject to the lease agreement being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

CONSIDERATION

4. Land at south-west corner of Gore Street and Union Street

The Director of Planning reports as follows:

"In 1971 Council purchased the last remaining piece of privately owned property at the south-west corner of Gore and Union Streets as part of the landscaping for the proposed new Georgia Viaduct. The property at that time was occupied by a laundry. Various proposals were advanced by individuals and groups to the staff for other uses for this corner and these were consistently resisted.

On June 11, 1974, however, a delegation from Puccini's Italian Restaurant Ltd. located on Main Street requested permission to establish a parking lot on the property and Council resolved:

> "That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property."

On October 22, 1974, a joint report of the City Engineer and the Director of Planning was submitted noting that four alternative uses could be considered:

(a) Landscaped open space

(b) A church

(c) Tennis courts

(d) A parking lot

Clause #4 (Cont'd)

The report suggested that the only two possible uses were a landscaped open space and a parking lot, and a diagramatic plan was presented showing a possibility for the development of a parking lot. At the meeting of October 22, 1974, there was a delegation from the residents of the 800 Block Gore and 200 Block Union Streets opposing the use of the property for a parking lot and Mr. John Tate, owner of Puccini's Italian Restaurant Ltd., appeared, supporting the use of part of this City-owned land for parking. Council passed the following resolution:

> "That the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue."

A revised plan has been prepared indicating the possibility of parking for 72 cars and indicating the absolute maximum amount of landscaping which is possible while still retaining the parking. No attempt has been made to develop costs for this until the principle of whether any parking at all would be permitted, has been established. This plan is illustrated in the attached sketches.

The plan and this report in draft form have been submitted to Mr. John Tate, the proponent of parking, to Carey Ditmars, spokesman for the residents of the 800 Block Gore and 200 Block Union Streets, to SPOTA who have written in support of Mrs. Ditmars, and to the MacLean Park Residents Association. The Planning Department has received some communications on this proposal and there have also been letters and petitions directed to Council. Our present understanding of these communications is that they are as follows, but there may be others submitted to Council after the date of this report:

Petition, submitted by Mr. Tate of Puccini's from 33 merchants in the area.	In support of the parking.
Carey Ditmars for residents of the 800 block Gore and 200 block Union Streets (dated September 12, 1974).	Opposing the parking.
Two petitions (signed by 8 and 10 petitioners).	Opposing the parking.
Letter dated December 4, 1974, from S.P.O.T.A.	Opposing the parking.
Letter from Mrs. Greta Wood, President, MacLean Park Residents Association.	Opposing the parking and proposing recreational use
Letter dated June 27, 1975, from MacLean Park Residents Association.	Continuing opposition to parking and proposing landscaped open space.
Letter dated July 4, 1975, from Ms. Nina Fahrni, on behalf of residents of the 800 block Gore and 200 block Union Streets.	Opposing the parking and in favour of preserving the land as park.

The use of this land for recreational purposes for children from the MacLean Park housing is not recommended because of the heavy traffic on Gore Street.

If Council agrees to the principle of providing parking on this site, it is suggested that this matter be referred back to the City Manager for report on costs, rentals, and administrative arrangements. If Council determines that there should be no parking on this property, then the City Engineer will proceed with his landscaping.

Council is reminded, however, that on March 11, 1975, Council adopted the following recommendations of the City Engineer, pertaining to the landscaping of the Georgia Viaduct Replacement.

Clause #4 (Cont'd)

'(a) Contract No. 3 - Site and Landscape Development - Georgia Viaduct Replacement be considered completed, thereby releasing Jeckway Landscaping from further obligation for the landscaping.

(b) The Performance Bond retained by the City be returned to Jeckway Landscaping Limited.

(c) Any further costs for landscaping the Union Laundry site be considered as part of the cost of preparing the area for alternate use.'

Following Council's adoption of these recommendations, the balance of the funds available in the Georgia Viaduct Replacement account ($204,834) were transferred into other Streets Capital Accounts. Should Council determine, therefore, that there should be no parking on this property, and that the City Engineer should proceed with his landscaping, it will be necessary to negotiate with a landscaper for the work to be done and to appropriate funds to cover the cost of the work. It has been estimated that this cost would be in the order of $8,500. Funds for this work could be provided from the 1976 Supplementary Capital Budget and Council should consider this when dealing with the 1976 Budget. The availability of funds, however, will serve to delay the work on-site until 1976. The Director of Finance concurs with this proposal.

The foregoing report is submitted for the consideration of Council as to whether or not to proceed with developing details on the parking, or to proceed with the landscaping."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: MR. JOHN TATE

FOR COUNCIL ACTION SEE PAGE(S) 18

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION
August 21, 1975

I

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 21, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Sweeney, Bowers
Ald. Kennedy, and Marzari

CLERK: H. Dickson

RECOMMENDATION

1. 1976-80 Capital Program for Sewers and Waterworks.

The Committee had before it for consideration a Manager's Report dated August 1, 1975 on the 1976-80 Capital Program for Sewers and Waterworks, (copy circulated), in which he recommended borrowing authority for Sewers and Waterworks Capital Programs total $42,033,000 for the period 1976-80 be approved.

During discussion, it was noted the programs for which borrowing is sought are contained on pages 23 to 35 of the proposed Five Year Plan which will be presented to the electorate on October 8, 1975.

The Committee questioned whether it should re-examine these figures with a view to reducing them as was done with the overall Five Year Plan to which certain cut-backs were made.

A representative of the Engineering Department replied the Sewer and Waterworks Programs are not discretionary items; that they are mandatory programs, some of which are necessary to meet Pollution Control Branch regulations; and that the Pollution Control Branch can force the City to upgrade its Sewers and Water Systems.

Senior staff officials advised that planning for such projects takes two to three years and therefore necessary capital funds are required for these long periods of time.

The Committee observed that its members, not being engineers specializing in waterworks and sewers, cannot adequately assess if the proposed programs are absolutely essential.

The City Manager replied the answers to this question are contained on page 23 of the Five Year Plan which reads as follows:

PROGRAM SUMMARY

This sewer program provides for ...

1. **the replacement of obsolete existing facilities such as piping, pumping equipment, service connections.**

2. **new sewers to provide service to new and redeveloping areas and to relieve areas subject to flooding with sewage during storms.**

3. **upgrading the sewer system to comply with the Pollution Control Board's requirements by separation of storm and sanitary flows, improvements to outfalls and storage of combined flows.**

4. **separation of service connections on private property.**

Cont'd..../2...

Clause No. 1 Continued.

PROGRAM OBJECTIVES

To counter the aging of the system and maintain service
To relieve certain areas now suffering flooding with sewage
To give service to new and redeveloping areas
To protect the receiving waters and meet the requirements of the Pollution Control Board"

It was further noted by senior staff that approximately $6 million had already been trimmed from the Sewer and Waterworks project by the Five Year Plan Review Committee.

The observation was made that sewers and waterworks are a basic essential service to the public.

The Committee reiterated its concern as to the high cost and again asked if a re-examination of the figures is necessary. The City Manager replied that this is a "no fat" program and a re-examination of the figures would be impractical. It was further pointed out that each particular project cannot go ahead without Council approval and if Council feels the money situation becomes too tight, any particular project could,in fact,be turned down.

It was pointed out the figures in the report are merely estimates and may increase or decrease.

The Committee suggested each project should come before Council as a report reference with the Engineering Department seeking borrowing authority on an annual basis and in this way, the Council is not committing itself to borrowing the large sum of $42,033,000 at one time.

Following discussion it was,

RECOMMENDED

THAT Council approve in principle that the City Engineering Department and the Director of Finance be granted authority for borrowing up to $42,033,000 for the 1976-80 Sewer and Capital Works Project but that borrowing authority for this amount be sought from Council annually over the five year period.

INFORMATION

2. Five Year Plan - Report on Advertising and Publicity.

Mr. Peter Ross and Mr. Bud Elsie, Public Relations Consultants for the City on the October 8, 1975 Five Year Capital Program, appeared before the Committee and presented their plans for publicizing the forthcoming Five Year Plan.

Their plans include information to home owners and tenants, newspaper advertising, billboards and bus advertising, and radio and television advertising.

A general discussion ensued during which Committee members made suggestions on the publicity campaign.

Cont'd...../3...

Clause No. 2 Continued.

During discussion it was noted that all persons on the voters' list will receive a card indicating they are registered and advising of their polling place.

It was further noted a postal strike which may occur in mid-September could have a bearing on publicity distribution but contingency plans are being arranged.

Following discussion it was,

RESOLVED

THAT Public Relations Consultants, Mr. Peter Ross and Mr. Bud Elsie meet with the City Manager, Director of Finance, the City Engineer, the City Clerk and other appropriate officials to determine the final publishing and advertising campaign for the Five Year Plan.

The Meeting adjourned at approximately 3.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 20

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

August 28, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, August 28, 1975, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: M. Cross

The Minutes of the meeting of July 24, 1975, were adopted.

INFORMATION:

1. Kerrisdale Senior Citizens' Housing Project

On July 24, 1975, the Committee resolved that representatives of the Kerrisdale Legion and merchants in the area of 2100 Block West 42nd Avenue be invited to the next meeting to discuss the above proposed senior citizens' housing project.

The Chairman advised that no representatives of the Legion or the merchants would be appearing.

RESOLVED,

THAT the matter be tabled until further information is obtained as to whether the project is proceeding.

2. Fire By-law Progress Report on Upgrading Hotels

The Committee considered a report (on file in the City Clerk's Office) of the City Manager in which the Fire Chief reports that of the 318 buildings in the core area affected by Sections 38-40 of Fire By-law No. 2193, only 95 remain to be upgraded.

Deputy Fire Chief J. Tuning advised that when the core area is completed, priority for upgrading will be given to the oldest buildings in the remainder of the City.

RESOLVED,

THAT the progress report on upgrading hotels in the core area be received.

3. Progress Report - Enforcement of Lodging House By-law

The Committee considered a report (on file in the City Clerk's Office) of the City Manager dated August 15, 1975, wherein the Medical Health Officer provides information to update the details of the enforcement of the Lodging House By-law in the core area.

Mr. D. Morgan, Director of Environmental Health, advised of pending prosecutions and court cases which had been finalized.

The question of a separate Municipal By-law Court was mentioned and the Chairman indicated that he would be writing to the Attorney-General with respect to a Court, close to City Hall, staffed by City prosecutors.

Cont'd . . .

RESOLVED,

A. THAT the report of the City Manager dated August 15, 1975, on enforcement of the Lodging House By-law be received.

B. THAT the Director of Environmental Health produce for the next meeting of the Committee documentation from their prosecution record book of examples of cases being prosecuted under the Lodging House By-law which have involved extensive staff time and delays for prosecutions.

4. Progress Report - Selected Park Development Works

The Committee considered a letter dated August 27, 1975, (copy circulated) from Mr. L. Foster, Director of Planning, Board of Parks and Recreation, outlining the present situation and funding requirements of the proposed park development on selected sites in the eastern part of the City.

(a) Charles-Adanac Area

Mr. Foster advised that preliminary estimates indicate approximately $128,000 (3.2 acres @ $40,000 per acre) would be required for park development purposes.

(b) Wall Street - Slocan to Kaslo Streets

Mr. Foster advised that $100,000 has been requested out of 1975 Supplementary Capital Funds; $30,000 for park development purposes and $70,000 to acquire privately owned Lot 107 plus dwelling. Acquisition of this lot is required to enable Kaslo Street to be closed and included in the park development.

(c) Thunderbird Island

Mr. Foster advised that the $75,000 approved by Council on July 8, 1975, for immediate development of Thunderbird Island Park cannot be advanced to the Park Board until a small triangular portion of Provincial Government land is transferred to the City and included in the subdivision. Mr. R. Youngberg, Associate Director, Area Planning, advised that the Provincial Government will not sell this land to the City but have offered a long-term lease. This could not be part of the subdivision but park development could proceed. The Chairman agreed to contact representatives of the Provincial Government to request a long-term lease to allow the project to proceed as soon as possible.

(d) Pioneer Place

The design of Pioneer Place was referred back to the Park Board, appropriate City staff and the Urban Design Panel for redesign and report back. All have reviewed the proposals. The newly-formed Gastown Historic Area Advisory Committee has also commented. Mr. Stephen Cripps, Parks Development Manager advised that $63,000 would be required from 1975 Supplementary Capital Funds.

RESOLVED,

THAT the progress reports from the Director of Planning, Board of Parks and Recreation, on selected park developments on the east side of the City be received.

Cont'd . . .

RECOMMENDATION:

5. Dogs

The Committee considered the minutes of the special meeting of July 24, 1975, re S.P.C.A. Capital Grant request for low-cost spay and neuter clinics and,

RECOMMENDED,

A. THAT the information contained in the minutes of the Special Meeting of the Housing and Environment Committee dated July 24, 1975, be received.

B. THAT approval in principle be given to the implementation of "Operation Tattoo" by the B.C. Society for the Prevention of Cruelty to Animals.

C. THAT the matter of implementation of a program for a low-cost spay and neuter clinic be referred to the City Manager and the Director of Permits and Licenses for report to the Housing and Environment Committee.

6. Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront

The Committee considered a report (on file in the City Clerk's Office) of the City Manager dated July 24, 1975, wherein the Director of Planning categorizes billboards and roof signs in the areas of Special Sign Control. At the present time, non-conforming signs can only be removed by Council passing a resolution of 2/3 of all its members. The categories are as follows:

Group A: Poster Panels (Billboards)

These are billboards which display messages printed on paper, usually for a four week period. The copy size of posters is standardized at 20 feet by 8 feet 7 inches. They may be located on ground or mounted above roofs. All posters belong to Seaboard Advertising Ltd.

Group B: Bulletin Boards

These are billboards on which display messages are handpainted on steel or plywood sections which are then locked into frames. They vary in size and are leased for 12-month periods and may be periodically rotated among several locations during that time.

Group C: Spectaculars

These are customized displays incorporating flashing lights, changing copy and/or neon. They are usually employed for their impact after dark and generally leased for three to five years.

Group D: On-Premises Roof Signs with Neon

These are first party , self-illuminated roof signs which carry only the name of the establishment or advertisement strictly incidental to the use of the premises.

Cont'd . . .

Group E: On-Premises Roof Signs (Painted)

These first party signs are generally painted on plywood or metal panels and are not self-illuminated.

Group F: On-Premises Illuminated Plastic-faced Roof Signs

These are first party signs with advertising messages painted onto a plastic face and illuminated internally.

Group G: Individual Letter Roof Signs

These signs are company names composed of individual letters attached to the edge of the roof.

The following four "spectaculars" listed in Group 'C' above cannot be removed by Council resolution as permits for changes were issued prior to March 1, 1973. They are permitted to remain for five years from the date of issuance of the permit:

Sign	Location	Date of Permit
1. Sheraton Hotel	Oak Street Bridge	February 2, 1973
2. Mazda	S/S Granville Bridge	November 20, 1972
3. Macaulay Nicolls Maitland	N/S Granville Bridge	September 14, 1972
4. Goodyear	N/S Granville Bridge	November 20, 1971

The Director of Planning also recommends that signs listed in Group 'G' be permitted to remain as they are low in profile and do not create a view obstruction.

Mr. L. Cheng of the Planning Department submitted an addendum of three signs in Group 'B' to be removed.

The Committee questioned whether the "Molson" sign (Group 'D') was a roof sign or a part of the redesigned structure.

After discussion the Committee,

RECOMMENDED,

A. THAT a decision with respect to the "Molson" sign, 1550 Burrard Street, be deferred until the Director of Legal Services and Director of Planning report as to whether it is a "sign" or part of the building structure.

B. THAT Council instruct the removal of all signs listed in Group 'A' to Group 'F'; with the exception of 'Sheraton Hotel' and 'Mazda' spectaculars listed in Group 'C', and the "Molson" sign (Group 'D') referred to in (A) above.

C. THAT Council instruct the City Clerk to notify the property owners and affected sign companies by registered mail of Council's intention to remove such signs and that the owners may appear before Council on a date set by the Mayor to present any reason why such signs should not be removed.

D. THAT Council instruct the Supervisor of Property and Insurance to terminate the lease of 1378-1392 Granville Street (Lots 10-19 and Plan C, Subdivision of Lot 20-38, Block 113, D.L. 541) for the use of spectaculars.

Cont'd . . .

E. THAT Council request Neon Products to approach Mazda and Sheraton Hotel with the request that they remove their signs in the same period as other signs are removed.

F. THAT the Director of Planning report back on removal of roof signs in C-2, C-2A and C-3 commercial areas in November, 1975.

(NOTE - Appendices indicating the location and illustrations of signs in the various categories are on file in the City Clerk's Office.)

7. Proposed Noise By-law

The Committee considered a report of the City Manager dated August 21, 1975, wherein the Medical Health Officer outlines the comments of the Health, Planning, Engineering, Police, and Permits and Licenses Departments respecting implementation of the proposed G.V.R.D. Noise Control By-law. The comments are as follows:

"Health Department - This Department would handle all complaints from the general public relating to properties in the city exclusive of (a) traffic noise, and (b) on-street construction noise. No additional staff is anticipated as a reducing number of core area lodging houses will permit a transfer of Health Inspector time to noise control. The Department will require about $5,000 in equipment, based on Burnaby's experience.

Engineering Department - This Department will monitor all activities related to on-street construction including its own public works, utility construction, etc. Violations will be reported to Health Inspectors for confirmation and development of data for prosecution in instances of non-cooperation re abatement.

A full review by the Engineering Department of the implications of the by-law has lead to the following summary of the City Engineer.

1. Existing construction equipment cannot meet the proposed by-law standards.
2. Modification costs in the order of $700,000 for City trucks and equipment and/or provision of noise barriers will be required.
3. There will be a recurring cost to the City of Vancouver of an estimated $250,000 per year for increased construction costs due to loss of efficiency.
4. The proposed by-law will create a situation in which changed construction procedures would probably cause increased traffic congestion.
5. Deferring the effective date of the by-law for a transition period of two years or permitting the use of existing equipment for a given period (probably a minimum five years) is required to permit the City and other agencies time to meet the proposed by-law standards.
6. As part of the screening process for construction activity on the street, the Engineering Department should now screen proposed projects for noise level control. This will require an additional Engineering Assistant IV.

The City Engineer RECOMMENDS

(a) That the Committee consider a five year phase-in period to permit the use of existing equipment.

(b) If the by-law is implemented as proposed:

(i) the effective date for the sections relating to construction noise should be two years after adoption of the remainder of the by-law;

Cont'd . . .

(ii) initially, $250,000 be allocated from Contingency Reserve to begin equipment modification and replacement with a further more detailed report from the City Engineer to provide a more precise estimate of the remaining work to be done (the estimated total cost would be about $700,000 for conversion);

(iii) an additional Engineering Assistant IV (subject to classification by the Director of Personnel Services), an additional automobile, and office equipment, be authorized for the Engineering Department to review applications for street construction and utility works for noise by-law control at an estimated cost of $5,000 for 1975, and a recurring cost of about $19,000 per year for salary (1975 mid-scale rates) and $2,000 per year for transportation.

The full report of the City Engineer is appended.

Finance Department

The Director of Finance RECOMMENDS

1. A five-year phasing-in process as indicated by the City Engineer in order to reduce conversion cost to a minimum. The alternative is the conversion of existing equipment of a cost estimated to be approximately $700,000;

2. Exemption of on-street construction (pavement breaking) because of its transient nature and because of increased City operating costs for noise control estimated to be approximately $250,000 per year;

3. Consideration be given to exempting certain other transient noises, e.g. riveting on a construction project, but not on a plant site, for economic reasons;

4. Reconsideration of the levels recommended by the G.V.R.D. as they appear to be going somewhat further in construction noise elimination than many other Municipalities in the country;

5. That the Director of Legal Services comment on all aspects of the proposed by-law, including its enforceability.

Planning Department

This Department will carry out two functions:

1. Preparation of the map of the City designating Quiet and Activity Zones, and

2. Investigation, along with the Department of Permits & Licences, of the means of monitoring all new development permit applications and building permits for potential violations of the by-law with a view to requesting accoustical engineering consultations when appropriate.

Police Department

This Department will carry out roadside checks of motor vehicles with whatever assistance from the Health Department is requested. Follow-up assistance with prosecution would be done by the Health Department. This police function is carried out by the R.C.M.P. in Burnaby and is not considered onerous."

Mr. W. Curtis, City Engineer, reiterated the expense involved in converting City equipment and suggested that certain exemptions be made so that the City equipment could be replaced over a five-year period, with new equipment containing noise control devices.

The question of authority for police officers to ticket persons violating the noise by-law was discussed.

After discussion, the Committee,

Cont'd . . .

RECOMMENDED,

THAT the Director of Legal Services investigate:

(a) whether the proposed noise control by-law could be worded so as to permit the City Engineer to implement a staging process to allow present City equipment to be converted or replaced with equipment having noise control devices.

(b) if a Charter Amendment would be required to give police officers the authority to ticket persons violating the provisions of the proposed Noise Control By-law.

8. Public Smoking in Food Stores

The Committee considered a report of the City Manager dated August 22, 1975, wherein the Medical Health Officer recommends that the Health By-law be amended to restrict public smoking in food premises.

A letter dated August 28, 1975, (copy circulated) from Mr. T. Milburn, Division Manager, Canada Safeway Limited, supporting the Medical Health Officer's recommendation was distributed at the meeting.

RECOMMENDED,

THAT the Director of Legal Services be instructed to prepare an amendment to City Health By-law No. 4387 to restrict smoking in food markets in the City of Vancouver.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 20

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 28, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 28, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Heritage Designation Legislation

The Committee considered a report of the City Manager dated 8th August 1975, wherein the Director of Planning reports on the designation of areas as requested by the Committee on 20th March 1975 and outlines the changes in legislation and procedures the Heritage Advisory Committee developed for various levels of designation, i.e.

"Category 'A' Buildings of outstanding heritage value that are considered to make a larger contribution to the city than any alternative use of the site.

Category 'B' Buildings with enough heritage merit to warrant designation but not of sufficient merit to preclude the possibility of alterations or demolition if a superior alternative is presented.

Category 'C' Buildings which have some heritage merit but which would not be recommended for designation."

A Heritage Area would consist of a concentration of buildings or structures from any of the three categories.

Category "A" buildings can be designated under existing legislation but a legislative change would be required to protect interiors of heritage value. Category "B" buildings can be designated under existing legislation but would require Council's approval for any alterations to the structure. A legislative change should be sought to permit the Heritage Advisory Committee to approve alterations but require Council to approve demolitions. In a Heritage Area, legislation to authorize specific zoning to protect heritage aspects of the area should be introduced. No approval would be needed for alterations to structures but demolition of a building in a Heritage Area should require Council's approval.

In order to provide the legislative basis for the designation of Heritage Areas and two levels of building designation, the Director of Planning, in consultation with the Heritage Advisory Committee, recommends:

1. An addition to the heritage building legislation to require special approval of alterations to the interior of structures when the interior is considered to be important, and is listed as such in the by-law designating the building.

Continued on Page 2. .

Clause No. 1 Continued

2. A provision to allow the designation of buildings where alterations may be approved by the Heritage Advisory Committee but demolition must be approved by City Council. (Category "B").

3. A provision to designate areas with the requirement that the demolition of any building within the designated area must be approved by City Council.

After discussion, the Committee

RECOMMENDED

THAT the Director of Legal Services be instructed to request the necessary legislation to permit the City to enact heritage building legislation:

a) to require special approval of alterations to the interior of structures when the interior is considered to be important, and is listed as such in the by-law designating the building;

b) to allow the designation of buildings in Category "B" where alterations and demolition must be approved by Council on the advice of the Heritage Advisory Committee;

c) to designate areas with the requirement that the demolition of any building within the designated area must be approved by City Council.

2. Application for Extension of Lease from Canron Ltd., Western Bridge Division - Area 5, False Creek

The Committee considered a report of the City Manager dated 21st August 1975 (on file in the City Clerk's office) wherein the Director of Planning reports on the immediate and long-term implications of the extension of the Canron lease in Area 5, False Creek, and the Supervisor of Property & Insurance reports on lease information.

Messrs. B. E. Jackson and D. Jamieson of Canron were present.

Mr. D. Hickley, Assistant Director - Central Area Division, advised that the proposed extention to the Canron lease is premature and should be considered in 1978, the next renewal period for the lease, when several leases in Area 5 can be considered together. In 1978, the desirability of residential development in Area 5 could be evaluated based on experience in Area 6.

Mr. Jackson distributed copies of Canron's brief dated 4th July 1975 (on file in the City Clerk's Office) addressed to the Mayor and Members of City Council, and requested that consideration be given to extending the leases with the City of Vancouver beyond the expiration date of 1988. Canron is attempting to get a commitment from the City, indicating that they would be allowed to remain past 1988, in order to make decision as to the amount of money to be invested in upgrading their facilities and providing an easement for a waterfront walkway to be compatible with what the City of Vancouver is planning for Area 5 in False Creek. If marine-oriented facilities are to remain in Area 5 past 1988, Canron would like to be considered as a continuing tenant.

The Committee felt further discussion should be carried out with Canron to discuss land use, acceptable lease terms, etc.

Continued on Page 3. . .

Clause No. 2 Continued

After discussion, the Committee

RECOMMENDED

THAT the Director of Planning report in three months on alternatives or options in terms of land use and tenures of leases for Area 5, False Creek.

(Ald. Kennedy wished to be recorded as opposed.)

3. Planning Matters - Locarno and Jericho Park Area

The Committee considered a report of the City Manager dated 22nd August 1975 (on file in the City Clerk's Office), wherein the Director of Planning outlines anticipated developments in the Jericho/Locarno area which will be coming before Council for decision.

Messrs. J. Houston and J. Sutherland, representing Community Builders Ltd., and Mr. C. H. Naphtali, representing residents in the vicinity of Sasamat Ravine, were present for discussion of this item.

Mr. R. Youngberg, Associate Director, Area Planning, described the three development alternatives and presented them to the Committee for discussion purposes.

Mr. R. Spaxman, Director of Planning, recommended that the alternatives be referred for discussion with residents of the neighbourhoods concerned and the results and a preferred alternative reported back to the Committee.

The City Manager recommended, in view of the history of attempted development, that Alternative A, representing the status quo, be proceeded with.

After considerable discussion, the Committee

RECOMMENDED

A. THAT Alternative A, including the following, be proceeded with:

i) Blocks 130 and 129 to be sold for single-family homes, thereby providing funds for Jericho Park development.

ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood.

iii) Community Builders Ltd. to proceed with the subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115'.

iv) City-owned property at Second Avenue and Sasamat Street to be subdivided to provide ten (10) single-family lots of similar size.

Continued on Page 4. . .

Clause No. 3 Continued

B. THAT the Director of Planning report on a detailed design for possible subdivisions along Sasamat Ravine.

C. THAT delegations be permitted to appear before Council at the time the City Engineer reports on the roadway alignment at Trimble Street and Hadden Avenue.

(Ald. Cowie wished to be recorded as opposed.)

The meeting adjourned at 5:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 2/702

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

August 28, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 28, 1975 in the Council Chamber, third floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Hours of Operation of Neighbourhood Pubs

Vancouver City Council at its meeting of August 12, 1975, after considering a letter dated July 25, 1975 from Mr. Peter Uram, operator of Bimini (Kitsilano neighbourhood pub) passed the following motion:

> "THAT the subject matter of closing hours for pubs be referred back to the Standing Committee on Community Services for review at the appropriate time."

The Committee this date had before it for consideration Mr. Uram's letter of July 25, 1975 (circulated). Mr. Uram and an associate appeared before the Committee to argue in favour of longer hours for their neighbourhood pub, explaining that at the 11:00 p.m. closing time patrons drive to other areas of the City to continue drinking.

Petitions signed by 78 persons in support of longer hours of operation at Bimini were placed before the Committee.

The Committee stated the original concept of a neighbourhood pub was that it was to be small in nature and an establishment to which patrons would generally walk rather than drive.

The Committee pointed out that in the beginning the potential operators of neighbourhood pubs were made well aware of the early closing hours as well as the economic ramifications inherent therein. The Committee further pointed out that the 11:00 p.m. closing time was on the original application form, was mentioned in the petition plebiscite of residents and tenants in the area and was a condition of the City's approval of the operation.

It was pointed out this particular pub has been in operation only five months and the Committee expressed surprise that the operators would request a change in hours of operation after such a short time.

The Committee noted it had not heard the views of other neighbourhood pub operators, and following discussion it was

RESOLVED

> THAT the Community Services Committee meet for a thorough review of the hours of operation of neighbourhood pubs, and that the Director of Permits and Licenses, representatives of the Liquor Administration Branch and the operators of existing neighbourhood pubs be asked to attend.

Cont'd . . .

2. Night Time Emergency Shelter for
Persons With Emotional Problems

The Community Services Committee at its meeting of July 24, 1975, when considering a Manager's report dated July 16, 1975, passed the following resolutions:

"(a) THAT the Clerk to the Community Services Committee write to the Chairman of the Provincial Forensic Commission inquiring as to the status of the 20-bed forensic unit agreed to earlier this year by the Provincial Health Department for Shaughnessy Hospital, and that the Clerk also write to St. Paul's Hospital inquiring into details of their planned expansion of emergency psychiatric facilities;

(b) THAT the existing agencies involved in this field (listed in the Manager's report) be invited to appear before a special meeting of the Community Services Committee to discuss this problem and explain their criteria for admission of persons in need of their respective services;

(c) THAT the Greater Vancouver Mental Health Teams be invited to attend this special meeting and that the meeting include discussion on co-ordination to establish a 24-hour, 20-bed emergency facility for short-term treatment of persons experiencing emotional problems who may be violent or under the influence of drugs or alcohol; such facility to serve persons of all ages."

In attendance at today's meeting were the following:

- Dr. J. P. Duffy, Executive Director of the Provincial Forensic Commission
- Dr. G. Bonham, Medical Health Officer, City of Vancouver
- Dr. R. McQueen, Director of Mental Health, City of Vancouver
- Inspector B. Baird, Vancouver Police Department
- Dr. S. Croft, City Jail Physician
- Dr. T. Bezereda, Psychiatric Assessment Unit, Vancouver General Hospital
- Ms. R. Shearer, Social Planning Department, City of Vancouver
- Mr. T. Mears, City Centre Youth Resources
- Mr. B. Coull, Mental Patients Association
- Mr. R. Gutteridge, Central City Mission
- Mr. R. Wursthorn, Gastown Community Resource Board
- Mr. J. Seager, Greater Vancouver Mental Health Services
- Ms. M. Ford, Vancouver Resources Board
- Mrs. H. Hicks, Kitsilano Community Care Team
- Mr. R. Buckley, Chairman, Ad Hoc Committee on Community Resources for Persons With Psychiatric Difficulties

Cont'd . . .

Clause #2 continued:

- Mr. J. Russell, Drug Dependency Programs, Vancouver Resources Board

- Mr. G. Mavis, Vancouver Crisis Centre

- Ms. V. Langdon, Y.W.C.A.

The Committee had before it for consideration a letter, in response to Resolution (a) of the July 24, 1975 meeting, dated August 18, 1975 (circulated) from Dr. C. Schwarz, Head, Department of Psychiatry, St. Paul's Hospital, which outlined that Hospital's plans for expansion of its emergency psychiatric unit.

The Chairman advised those present the purpose of the meeting was to sort out the apparent "hodge-podge" of present resource agencies, each with their own criteria for admission and treatment of persons experiencing emotional difficulties. He referred briefly to the budgets of special agencies which have night time beds available, noting that the Vancouver Emotional Emergency Centre has a budget of $10,149 per month; the Mental Patients Association an annual budget of $199,964; the Detoxification Centre over $400,000 per year; the Crisis Centre over $178,000 per year and Lookout over $7,000 per month.

It was noted during discussion there are some beds available for persons requiring them, yet these beds are infrequently used either because of lack of knowledge of their existence or because of an agency's restrictive criteria for admission.

There is no co-ordination of these services and no central inventory of available beds.

The Committee stated it should not spend money on providing more beds when existing ones are not being used.

A representative of the Police Department told the Committee there are two types of ill persons his Department comes in contact with:

- The Police Department processes approximately 15,000 alcoholism victims each year through its jails and that while the Department has for some years been promised some assistance in handling this problem, "we're not getting anywhere".

- The Department comes in contact regularly with mentally ill criminal offenders who are often violent or suicidal.

Dr. S. Croft, the City Jail Physician, explained the problem at the City Jail is that, for example, there were a total of 1,600 persons processed through the Jail during July and that a doctor is available only on a half-time basis backed up by two nurses.

He pointed out Riverview Mental Hospital has been reduced by 1,800 beds during the past five years, a period in which the use of dangerous hallucinogenic drugs has increased tremendously.

He urged establishment of detoxification centres and recommended that the Police Department be relieved of the problem of dealing with alcoholism. He added there have been instances in which it has taken as long as 11 or 12 days to get a jailed psychotic patient referred to Riverview Hospital. He also urged there be an improvement in the present jail facility.

The Greater Vancouver Mental Health Services advised the Committee it recently opened "Venture", a 10-bed short-stay residence on West 13th Avenue but it will not accept chronic alcholism victims or violent persons.

Cont'd . . .

Clause #2 continued:

The Committee, noting its Resolution (c) from its meeting of July 24, 1975, urged establishment of a 20-bed emergency facility and in view of the opening of "Venture" that an additional 10 beds may be all that is required.

A representative of Vancouver General Hospital told the Committee it has an open-door emergency facility for the assessment of emotionally disturbed persons but that its costs $126.00 per day to keep such patients. V.G.H. Psychiatric Emergency Ward now handles approximately 6,000 such cases each year.

Dr. J. P. Duffy, Executive Director of the Provincial Forensic Commission, advised that the Commission had planned a new facility of approximately 20 beds at Shaughnessy Hospital but this would have involved the relocation of approximately 45 hospitalized war veterans. The B.C. Medical Centre (proposed to be located at Shaughnessy) and Shaughnessy Hospital are co-operating towards a forensic clinic but the Forensic Commission as yet has no budget to operate such a facility.

A spokesman from City Centre Youth Resources reiterated earlier claims that every night it is faced with the dilemma of where to place emotionally upset persons who come to the centre at 52 Water Street; and that it has to "shop around" for beds, occasionally having to house distraught persons in hotel rooms.

It was stated that V.G.H.'s Psychiatric Assessment staff goes off duty at 10:00 p.m. and that the Hospital's psychiatric unit stops taking referrals for assessment shortly after 9:00 p.m.

Medical Health Officer, Dr. G. Bonham, advised that gaps in service are due in part to the ad hoc manner in which funding has been established and that the Metropolitan Board of Health has recommended there be a joint co-ordination of funding.

Mr. R. Gutteridge of Central City Mission advised the Committee a 10-bed unit on Abbott Street staffed 24 hours per day which took referrals from V.G.H. had recently closed. He said the referrals from V.G.H. had diminished as had referrals from the Police Department.

The Committee concluded its deliberations by noting the following points:

- there is general agreement that a central up-to-date bed index is required;

- there should be a co-ordination of existing agencies by a central referral centre and that the Crisis Centre is the most appropriate organization to undertake this co-ordination;

- the reopening of Central City Mission should be given serious consideration;

- each agency should be required to file a report on their admission criteria;

- that approximately 10 additional beds could be made a available, possibly at Lookout and the Crisis Centre;

- that all bodies which provide funding for these types of facilities should meet to consider co-ordination of their funding.

Following discussion it was

Cont'd . . .

Clause #2 continued:

RESOLVED

THAT the Social Planning Department:

(a) locate a further 10 beds within existing facilities for use for emergency night time psychiatric patients;

(b) organize a meeting with the various agencies in this field and the Crisis Centre to establish an index of beds and set up a co-ordination of their services;

(c) acquire in writing the criteria for admission from each agency and arrange a meeting of the funding bodies;

and report back to the Community Services Committee.

RECOMMENDATION

3. Chimo Terrace - Wall Street Park Proposal

At the request of the Chairman, the Committee had before it for consideration a memo dated August 27, 1975 from Mr. G.D. Purdy, Senior Social Planner, regarding a delay in Central Mortgage and Housing Corporation's funding for this park project which, as the memo stated "has been hanging in limbo" for some months.

Also before the Committee for information purposes was an extract from the Social Services Committee meeting of May 9, 1974 (circulated) when the Committee last considered this matter.

The memo from the Senior Social Planner suggested the Committee make a number of recommendations to Council to expedite this long-standing matter of cost-sharing for the development of this playground and, following brief consideration it was

RECOMMENDED

THAT Vancouver City Council request Central Mortgage and Housing Corporation to approve and immediately release funds for the development of City owned and partnership lands as follows:

A. Lots 1 - 6 and Lot A, Block 16) excepting right-of-way
Lots 1 - 4 Block 18) for rail line
D.L. 184.

B. Lots 6, 7 and 8, Block 19, D.L. 184.

C. Oxford and Cambridge Street ends.

D. Side lands between the two buildings constituting Chimo Terrace Housing Project,

for park and playground purposes.

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 22

SPECIAL MEETING OF THE
HOUSING AND ENVIRONMENT COMMITTEE

September 4, 1975

A Special Meeting of the Housing and Environment Committee was held on Thursday, September 4, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Bowers
Alderman Boyce
Alderman Cowie
Alderman Kennedy
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ALSO PRESENT: Mr. J. Brewin, Rent Review Commission
Mr. D. Rung, Rent Review Commission
Mr. J. Patterson, Rent Review Commission
Mr. L. Bell, Department of Housing

CLERK: R. Demofsky

INFORMATION:

1. Rent Control Policies

The Chairman informed that the purpose of this meeting was to give members of Council an opportunity to provide input into the current review of the rent controls by the Rent Review Commission, and to give members of the Rent Review Commission the chance to inform Council what they have done with regards to this matter to date.

Mr. J. Brewin advised that the Rent Review Commission had been working on recommendations related to rent controls since the spring of this year and that the Rent Review Commission's final report will be submitted to the Provincial Government by the end of this month.

He advised that housing starts in Canada had been decreasing since 1969 and attributed this to the present low vacancy rate. This decrease in construction is directly related to federal tax policies, increases in mortgage rates, and construction costs, and the condominium phenomenon. The hassle factor also contributed to this decrease. During meetings with the landlords and the Rent Review Commission, the landlords recommended that the maximum allowable rent increase be gradually increased over a period of four to five years; such increase to be 28% per year compounded annually for approximately four or five years.

However, one of the problems with this proposal is that federal tax policies, increases in construction cost and mortgage rates, etc., as outlined above have pushed the price of construction up so high that it is virtually impossible to recoup an economically feasible return on investment; e.g. to be economically feasible, rents for a one-bedroom apartment would have to be $350 per month.

Another problem with the landlords' recommendation is that it would not guarantee additional construction of rental housing.

Therefore, the Commission will have to resort to comprehensive housing policies to encourage home owners, provide rental subsidies, provide income supplements, etc. Such a system would be simple to administer, would be fair to both parties, would allow matters to be dealt with quickly and efficiently and could be administered on a municipal basis.

In the ensuing discussion the following points were noted:

- The maximum rental increase limit of 10.6% was only a temporary measure until new rent control policies could be developed.

Cont'd . . .

- People on fixed incomes such as old age pensioners are encountering the biggest dilemma because their incomes are not increasing along with the increasing rents. Senior governments should do everything possible to encourage developers to build additional rental accommodation.

- City Council's policy relating to this matter is against rent controls and favours a means of rent review to control excessive rent increases. If rent controls are established, flexibility, discretion, and an appeal process must be built into the controls.

- The senior governments should establish a system of variable interest rates over a period of twenty years, with rates being very low at the beginning and gradually increased over the term.

- Innovative housing such as 700 square foot homes and home ownership programs whereby senior governments provide subsidies to people purchasing condominium type housing should be studied.

- Lodging houses and hotels which provide permanent residences for people on fixed incomes should fall under the rent controls of the Landlord and Tenant Act.

In conclusion the Chairman thanked representatives of the Rent Review Commission for being present this day, and advised that City Council would be making its final recommendations related to rent control policies to the Rent Review Commission in the very near future.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 22 TO 23

VI

REPORT OF ALDERMAN KENNEDY, CHAIRMAN
SPECIAL COMMITTEE OF COUNCIL RE: U.N. CONFERENCE

September 9, 1975

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

Special Committee of Council re UN Conference RECOMMENDS:

THAT subject to the expected commitment from the Federal Department of External Affairs to guarantee the City the sum of $50,000 towards its billboard program obligation if the Habitat Conference should be cancelled, and

WHEREAS the purchase of over half of the billboards involved in the program has been pledged by the business community, and

WHEREAS a combination of Civic program budget for advertising, Host Secretariat Public Affairs budget and Seaboard Advertising will jointly guarantee the purchase of the balance of any unsold billboards involved in the program area,

the Chairman of the UN Committee and the Director of Finance be empowered to contract with Seaboard Advertising for the purchase of every billboard (some 300 in all) in the area west of Commercial and north of King Edward, in the amount of $50,000;

FURTHER, that every effort be made to continue to involve a wide segment of the Vancouver community in this program through the purchase of these billboards, and that the Coordinator of the Civic UN Program immediately initiate the area-wide art competition in order to produce the Habitat-themed art to be used on the said billboards.

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FOR COUNCIL ACTION SEE PAGE(S) 23104